COVER SHEET
DISCLOSURE MATERIALS

Name and Location of the Condominium:	VINTAGE VILLAGE CONDOMINIUM Village of Oostburg Sheboygan County, Wisconsin
Name and Address of Declarant:	GORDON J. VELDBOOM, JR. 110 South Business Park Drive Oostburg, WI 53070
Name and Address of Declarant's Agent:	GORDON J. VELDBOOM, JR. 110 South Business Park Drive Oostburg, WI 53070

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

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

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

Please date and sign the attached receipt and return to the Declarant or the Declarant's Agent.
Cut on dotted line.

RECEIPT

I acknowledge that I have received a copy of the Disclosure Materials, including the Executive Summary which follows the Index on Page 2 of these materials (Declaration of Condominium, By-Laws, Rules and Regulations, if any, Articles of Association, a copy of the Annual Projected Operating Budget, a copy of a sample lease to be used by unit owners, a description of any contemplated expansion of the condominium, and a copy of the floor plan of the unit, its location in the common elements, and the location of the common elements of the condominium) of Vintage Village Condominium, that I was provided with time to read such material, that I was advised that should I have any questions in connection with same; I should seek independent professional advice; that I did read such documents; that a lien for maintenance payments could attach against my property and other matters as set forth in more specific detail in the Executive Summary and Disclosure materials which follow, receipt of which is hereby acknowledged.

Executed this _____ day of _____, 20____.

_____

INDEX

The following is an index to the materials Declarant is required by law to provide to each prospective condominium purchaser.

I. EXECUTIVE SUMMARY. The Executive Summary relates to certain particular information of importance in regard to this condominium, and the location of the information within the Disclosure Materials, which follow. The Executive Summary begins on Page Three (3).

II. DECLARATION. The Declaration establishes and describes the condominium, the units and the common elements. The Declaration begins on Page Five (5).

III. MAP (PLAT). The Declarant has provided a map (plat) of the condominium project which shows the location of the units and the facilities and common elements which are a part of the condominium. The map (plat) is on Page Twenty-five (25).

IV. FLOOR PLANS. The Declarant has provided floor plans of the units being offered for sale. The floor plans begin on Page Twenty-five (25).

V. BY-LAWS. The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws begin on Page Twenty-six (26).

VI. ARTICLES OF ASSOCIATION. The operation of a condominium is governed by the Association, of which unit owner is a member. Powers, duties and operation of an association are specified in the Articles of Association. The Articles of Association begin on Page Thirty-five (35).

VII. ANNUAL BUDGET. The Association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The budget begins on Page Thirty-nine (39).

VIII. LEASES. There are no leases of property of facilities which are not a part of the condominium. However, pursuant to the terms of the By-Laws of the Association of condominium owners, individual condominium units may be subject to residential rental leases. A copy of the residential rental form to be utilized in the event of a written lease is at Page Forty (40).

IX. STATEMENT OF CONDOMINIUM LIEN. A copy of form to be used by the Association in the event it files a lien for assessments is attached at Page Forty-one (41).

X. STATUTORY RESERVE ACCOUNT STATEMENT. The Declarant has filed in the Office of the Register of Deeds for Sheboygan County, Wisconsin, a Statutory Reserve Account Statement. This Statement appears on Page Forty-two (42).

EXECUTIVE SUMMARY

1. CONDOMINIUM IDENTIFICATION: The Condominium name is Vintage Village Condominium.

2. EXPANSION PLANS: Vintage Village Condominium is not expandable.

3. GOVERNANCE: The initial address of the Condominium Association is 110 Business Park Drive, Oostburg, Wisconsin, 53070. The initial registered agent is Gordon J. Veldboom, Jr. The Association is self-managed. Questions regarding the management of the condominium should be directed to the members of the Board of Directors of the Association or an officer designated by the Board of Directors. Questions regarding assessments should be directed to the Treasurer of the Association. Further information regarding the governance of the condominium is set forth in the Disclosure Materials on Pages Twenty-eight through Thirty-one (28-31).

4. SPECIAL AMENITIES: There no special amenities located within the common elements of the condominium.

5. MAINTENANCE AND REPAIR: A description of the unit owner's responsibility for repair and maintenance of the owner's unit and the limited common elements assigned to that unit is set forth beginning on Pages Seventeen, Eighteen and Thirty-two (17, 18 & 32) of the Disclosure Materials which follow.

6. MAINTENANCE, REPAIR AND REPLACEMENT OF COMMON ELEMENTS: Information relating to the Association's responsibility for maintenance, repair and replacement of common elements, and how such maintenance, repair and replacement is to be funded are set forth on Page Eighteen (18) of the Disclosure Materials which follow.

7. RENTAL OF UNITS: Information relating to unit owner's right to rent their units is set forth on Page Thirty-three (33) of the Disclosure Materials and a sample lease form is set forth on Page Forty (40) of the Disclosure Materials which follow.

8. UNIT ALTERATIONS: A description of the rules, restrictions and procedures governing a unit owner's authority to alter the unit are set forth on Pages Eighteen and Thirty-two (18 & 32) of the Disclosure Materials which follow.

9. PARKING: Parking is allowed on the limited common element assigned to the unit owner in front of the unit owner's garage. On street parking is regulated by the Village of Oostburg.

10. PETS: Rules relating to pets on the condominium property are set forth on Page Thirty-three (33) of the Disclosure Materials.

11. STATUTORY RESERVE ACCOUNT: The Declarant has not established a Statutory Reserve Account for future expenditures relating to repair and replacement of the common elements of the condominium, and has filed a Statutory Reserve Account Statement in the Office of the Register of Deeds for Sheboygan County, Wisconsin. Non-routine maintenance and replacement of common elements will be by assessment as determined by the Association as set forth on Page Forty-two (42) of the Disclosure Materials which follow.

12. FEES ON NEW UNITS: Condominium Assessments shall commence as to any unit completed on the condominium property upon issuance of an occupancy permit by the Village of Oostburg as set forth on Page Thirteen (13) of the Disclosure Materials which follow.

13. AMENDMENTS TO DECLARATION AND BY-LAWS: The Declaration and By-laws of the condominium may be amended as set forth on Pages Twenty-two and Thirty-four (22 & 34) respectively of the Disclosure Materials which follow. The percentage vote required and the process and requirements for such changes are set forth on these pages.

14. RESTRICTIONS RELATING TO MOTOR VEHICLES, UNLICENSED VEHICLES AND RECREATIONAL VEHICLES: Restrictions relating to motor vehicles, unlicenced vehicles and recreational vehicles may be found on Page Thirty-three (33) of the Disclosure Materials.

15. RESTRICTIONS ON UNIT OWNER'S USE OF THE COMMON ELEMENTS: The restrictions relating to the unit owner's use of the common elements is set forth on Pages Nineteen and Thirty-four (19 & 33) of the Disclosure Materials which follow.

ANY CHANGE MADE BY THE DECLARANT OR THE ASSOCIATION TO THE DISCLOSURE MATERIALS CONTAINED IN THIS EXECUTIVE SUMMARY, OR THOSE MATTERS REFERENCED IN THE EXECUTIVE SUMMARY, SHALL REQUIRE A REVISION OF THE EXECUTIVE SUMMARY BY THE DECLARANT OR THE ASSOCIATION, WHICHEVER IS IN CONTROL OF THE CONDOMINIUM WHEN THE CHANGE TAKES PLACE.

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DECLARATION OF CONDOMINIUM OWNERSHIP AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR VINTAGE VILLAGE CONDOMINIUM

THIS DECLARATION is made by Gordon J. Veldboom, Jr., hereinafter referred to as Declarant, the date hereinafter stated for the purposes of subjecting the following described real property and the appurtenances thereto to the provisions of the Wisconsin Condominium Ownership Act (Chapter 703, Wisconsin Statutes) and for the additional purpose of imposing certain covenants, conditions and restrictions upon such property.

RECITALS

Section 1. Ownership: Gordon J. Veldboom, Jr., hereinafter referred to as "Declarant", is the owner of the subject property.

Section 2. Name of Condominium: The condominium shall be known as Vintage Village Condominium, located in the Village of Oostburg, Sheboygan County, Wisconsin.

Section 3. Condominium is not Expandable: The condominium shall consist of four (4) buildings containing four (4) units and is not expandable.

Section 4. Legal Description of Property: The real property subject to condominium ownership by this Declaration is:

> Being all of Lots 1, 2, 3, and 4 of Certified Survey Map Number 2049703, located in the Northwest Quarter of the Southeast Quarter of Section 1, T.13 N., R.22E, Village of Oostburg, Sheboygan County, Wisconsin.

Section 5. Covenants, Conditions and Restrictions: Certain covenants, conditions and restrictions upon the use or uses of the condominium property are set forth throughout this Declaration.

CONDOMINIUM PLAN, COVENANTS, CONDITIONS AND RESTRICTIONS

NOW, THEREFORE, the Declarant hereby establishes the following plan for condominium ownership of the real property described above and the buildings and improvements hereafter located thereon pursuant to the provisions of the Condominium Ownership Act, and hereby declares that all said property shall be held, occupied, used,

transferred, sold and conveyed subject to the terms, conditions and restrictions of this Declaration.

ARTICLE I.

DEFINITIONS

As used in this Declaration, or in any amendment thereto, unless otherwise provided or unless the context requires otherwise, the following words/terms shall have the meaning set forth below.

Section 1.1 "Association": Shall mean and refer to the Vintage Village Condominium Owner's Association, U.A., which association shall be an unincorporated, non-profit association, its successors and assigns.

Section 1.2 "Unit Owner": Shall mean, refer to and include every record owner, whether one or more persons or entities, of a fee simple title (defined herein for clarification as including land contract vendees, but excluding those holding record title or a similar interest merely as security for the performance of an obligation) to any unit described in this Declaration, and may also be referred to in this Declaration as "Owner".

Section 1.3 "Condominium Property": Shall mean and refer to the real property described herein, together with the buildings, improvements and structures thereon and all easements, rights and appurtenances belonging thereto.

Section 1.4 "Building": Shall refer to the four (4) structures identified herein and also depicted on the condominium plat filed in the office of the Register of Deeds for Sheboygan County, Wisconsin.

Section 1.5 "Unit": Shall mean, refer to and include each part of the condominium property designated as and intended for residential use, including one or more cubicles of air at one or more levels in a building.

Section 1.6 "Common Elements": Shall mean, refer to and include all of the condominium property except its units.

Section 1.7 "Limited Common Elements": Shall mean, refer to and include those parts of the common elements designated in this Declaration or the condominium plat as reserved for the use of a certain unit, units or building to the exclusion of other units or building.

Section 1.8 "Common Expenses" and "Common Surpluses": Shall mean, refer to and include the expenses and surpluses of the Association.

Section 1.9 "Living Area": Shall mean, refer to and include that part of the unit excluding the garage and storage areas, if any.

Section 1.10 "Master Association": Shall mean, refer to, and include that term as defined in Section 703.155 of the Wisconsin Condominium Ownership Act as amended.

ARTICLE II.

DESCRIPTION AND IDENTIFICATION OF BUILDINGS, UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Section 2.1 Description of Buildings: The four (4) buildings shall each be single unit buildings as more particularly set forth on Exhibit One (1) attached hereto. Each building shall be designated by the unit number for the unit contained within said building.

Section 2.2 Description of Units: Each of the units situated in the four (4) buildings aforedescribed shall be separately designated by an identifying number (1 through 4) as set forth on Exhibit One (1). Each unit shall consist of a main floor and a basement. The levels of each unit shall be connected by interior stairways fully contained within each separate unit. The boundaries of each unit shall be as set forth in Article III, Section 3.3, below.

If any of the common or limited common elements shall encroach upon any unit, or any unit shall encroach upon any other unit whereupon any portion of the common or limited common elements as a result of the construction of the building, or as a result of settling or

shifting of the building, a valid easement for the encroachment and for its maintenance shall exist as long as the building stands. In interpreting the exhibit attached hereto, the existing physical boundaries of a unit or a unit which is constructed in substantial compliance with the plan thereof, shall be conclusively presumed to be within its boundaries rather than the dimensions expressed in the attached exhibit, regardless of settling or lateral movement of the building and regardless of minor variances between boundaries shown on the attached plans and those of the building.

Section 2.3 Description of Common Elements: The location of the common elements on the condominium property is shown on Exhibit One (1) attached hereto and includes all that part of the condominium property not including the units designated thereon and also designated on the condominium plat filed in the office of the Register of Deeds for Sheboygan County, Wisconsin, and the items of property and facilities included within the meaning of said term are as stated in Section 1.6 of this Declaration. The owners of each unit shall have an undivided interest as tenants in common in the common elements as hereinafter described in this Declaration.

Section 2.4 Description of Limited Common Elements: The limited common elements are designated on Exhibit One (1) with the initials L.C.E. and/or on the Plat of the Condominium with the initials L.C.E. The limited common elements shall consist of the driveway leading to the garage of each unit, the patio attached to each unit and the walk leading to the porch of each unit. The limited common elements assigned to each unit shall be for the exclusive use of such unit or units and any subsequent conveyance of title of such unit shall pass with it as an appurtenance, the exclusive use of the common elements provided for in this Declaration. The use of the limited common elements aforedescribed shall be restricted to the purposes for which are herein designated and no owner shall use, add to, alter, modify or in any way change such limited common element in any manner contrary to provisions of this Declaration or the

By-Laws of the Association or any rules or regulations as may from time to time be adopted by the Association.

The limited common elements designated shall be subject to access under the provisions of this Declaration, by By-Laws of the Association or any rules and regulations as may from time to time be adopted by the Association, such access including but not being limited to the purposes of maintenance, inspection and repair.

ARTICLE III.

PROPERTY RIGHTS

Section 3.1 Percentage of Undivided Interest in Common Elements: The fraction of undivided interest owned in the common elements (including the limited common elements, being a part thereof) and the facilities appertaining to each unit and its owner is one-fourth (1/4) or 25% which interest shall be conveyed with each unit.

Section 3.2 Status and Ownership of Units: Each unit, together with its undivided interest in the common elements and facilities shall constitute real property for all purposes, and the owner(s) of each unit shall be entitled to the exclusive ownership and possession thereof.

Section 3.3 Boundaries of Unit: The boundaries of the residential living area of each unit shall be the underside of the finished interior surfaces of its perimeter walls, floors and ceilings; such finished surfaces being included within the unit. In addition, a unit will contain a garage and/or storage areas. The interior space of said areas shall be included in the unit.

Section 3.4 Rights in Common Elements: Each owner, together with his family and guests, shall use the common elements for all purposes for which it was designed and intended. No owner, his family and guests may hinder or encroach upon the lawful rights of any other owner, such owner's family and guests or tenants with respect to such use, with the exception of the limited common elements as described in this Declaration. Such rights to use the common elements shall be subject to all restrictions and limitations set forth in this

Declaration or in the By-Laws of the Association, and the rules and regulations adopted pursuant thereto.

Section 3.5 Easement of Enjoyment: Every owner shall have a nonexclusive right to an easement of enjoyment in and to the common elements, including, but not by way of limitation, a right and easement of ingress and egress over, upon and across the common elements necessary for access to such owner's unit. These rights and easement of enjoyment shall be appurtenant to and pass with the title to every unit, subject to the right of the unit owners to mortgage their interest in the common elements.

Section 3.6 Easements: The condominium property shall be subject to the following easements, and all rights appurtenant thereto:

a. Any utility easement present now (see attached Exhibit 1) or necessary in the future as may be granted for gas, water, electrical, telephone services, cable television services and/or sewer, whether or not evidenced by an instrument in writing of public record.

b. Each unit may maintain a compact dish receiver attached to the common elements of the building appurtenant to the unit served by the compact dish, provided however, the Association may make such rules as may be necessary for the location on the building of such compact dish. Cable television may be afforded to the units within the condominium at the unit owner's option, and at the unit owner's expense.

c. Operable smoke and carbon monoxide detectors shall be maintained in all units as may be required by law.

d. To the extent necessary, each unit owner shall have an easement as may be required through the common elements of the condominium to maintain utilities including electricity, gas, telephone, cable television, sewer and water connections servicing the unit.

e. Each unit owner shall have an easement over the common elements as may be necessary to maintain, service and/or replace the sump pump(s) servicing the owner's unit.

f. Should any of the aforedescribed easements hereafter be required to be evidenced by a written instrument, the Declarant, during the time of construction of the condominium buildings and units reserves the right to convey the same in its name alone, which conveyance shall be binding upon each owner of any unit on the condominium property by the acceptance of title to a unit herein.

g. All the easements described in this section and all rights appurtenant thereto shall run with and bind the land in perpetuity and shall inure to the benefit and be binding upon the Declarant, their successors and assigns, and upon all parties having any (legal or equitable) right, title or interest in the condominium property, their respective heirs, personal representatives, successors and assigns.

ARTICLE IV.

MEMBERS AND THEIR VOTING RIGHTS

Section 4.1 Members: Every record owner, whether one or more persons or entities, of a fee simple title (defined herein for clarification as including land contract vendees, but excluding those holding record title to a similar interest merely as security for the performance of an obligation) to a unit, whether existing or proposed (as described herein), shall be a member of the Association which shall administer the common elements.

Section 4.2 Voting Rights: Each unit, whether existing or proposed shall be entitled to one vote only. If an owner shall own more than one unit, such owner shall be entitled to one vote for each unit owned. If there exists more than one owner of a unit, then they shall determine between themselves who has the right to cast the one vote or may divide their vote in relationship to their ownership interest in the unit, but in no event shall the owners of any one unit, if there be more than one, have more than one vote.

ARTICLE V.

COVENANT (AND LIEN) FOR ASSESSMENTS

Section 5.1 Assessments, and Lien and Personal Obligation Therefor: Each future owner by acceptance of a Deed conveying an interest in the condominium is deemed to covenant and agree to pay the Association annual assessments, special assessments for capital improvements, statutory reserve account assessments (when, and if established by the Association) and any sum assessed for damages to the condominium property pursuant to this Declaration, the By-laws thereof, and any rules and regulations established thereunder. These assessments shall be collected as hereinafter provided for in this Declaration. The aforementioned assessments, together with interest thereon (at the legal rate) and the expenses and reasonable attorney's fees incurred in the collection thereof, shall be and constitute a continuing lien in favor of the Association upon the unit(s), and the undivided interest in the common elements and facilities appurtenant thereto, against which such assessment is made, which lien shall arise at the time a Certificate for Lien is filed in the office of the Clerk of Courts for Sheboygan County, Wisconsin, or other appropriate place according to law, by authority of and at the direction of the Board of Directors of the Association. Such Certificate for Lien shall contain such information as is necessary to properly identify the unit against which the lien exists, the record owners thereof and the amount of the lien claim, and shall be signed by an officer and authenticated by an officer or agent of the Association. A lien for assessments, as provided for herein, may be foreclosed as provided in Chapter 703 of the Wisconsin Statutes. In addition to the foregoing, such assessments, together with interest thereon (at the legal rate) and the expenses and reasonable attorney's fees incurred in the collection thereof, shall be a personal obligation of the owner(s) of the unit against which assessed at the time such assessment (or any installment thereof) is due, and such personal obligation shall pass to the successors in title (except for mortgages, their successors and

assigns, and other purchasers who obtain title to the unit as a result of a first mortgage foreclosure) to such unit, and each owner of any unit, by acceptance of any right, title or interest therein, is deemed to assume the obligation to make such payment.

Section 5.2 Purpose of Assessments: The assessments levied by the Association shall be used to enhance the property value, to promote the recreation, health, safety and welfare of the unit residents, and for the maintenance and improvement of the condominium property. Subject to the provisions following, assessments shall be used to pay the common expenses of the Association for such items, but not by way of limitation, as: general maintenance services of the common elements (and facilities appurtenant thereto) and Association property; liability, fire and extended coverage insurance premiums for the common elements; utility charges for any part of the condominium property not individually metered to units; lawn care, landscaping, trash services, snow removal, repair, maintenance and operation of the common elements, facilities and Association property. Subject to the provisions of Section 5.3 following, special assessments for capital improvements shall be used to defray, in whole or in part, the common expenses for the costs of reconstruction, repair or replacement of capital improvements on the common elements or Association property, and the construction or purchase of new capital improvements, but may be levied only upon the affirmative vote of the unit owners at a meeting called for that purpose in accordance with the provisions of the By-Laws of the Association.

Section 5.3 Common Expenses (and Surplus); Payment of the Annual Assessment: The common expenses under Section 5.2 above shall be charged to (and the common surplus shall be distributed among) the unit owners equally. Notwithstanding the foregoing, condominium assessments shall not commence as to any unit on the condominium property until said unit is completed and an occupancy permit has been issued for said unit by the Village of Oostburg.

Section 5.4 Date Annual Assessments Commence: The annual assessment provided for herein shall commence on the date this Declaration is recorded and shall be due and payable to the Association each year thereafter on the same date. This payment date may be adjusted in the future by the Association. The annual assessment, or the prorata portion thereof, as to each unit shall commence on the date an occupancy permit is issued for such unit by the Village of Oostburg. Should the annual assessments be deemed insufficient to pay the common expenses, the Declarant or the Board of Directors may increase the amount thereof, and thereupon shall give written notice of such action to the unit owners. The Board of Directors may determine that the annual assessment be paid in installments, such as monthly or quarterly installments in the future.

Section 5.5 Disposition of Excess Assessments: In the event the Board of Directors determines that excess assessments have been made or assessed to the unit owners, the Board of Directors may repay those excessive assessments or credit all or a portion of excessive assessments to the next annual assessment. Excessive assessments would be those assessments collected or due for which there are no existing or projected common expenses within a one-year period, necessitating the payment of such finds or for which no specific contingency exists. The Board of Directors may make such repayments in their discretion, with due regard given for past payment patterns and the future needs of the condominium.

Section 5.6 Certification of Status of Assessments: The Association shall furnish, upon request of a unit owner or such other persons who have a bona fide interest in the status of such assessments, a Certificate signed by an officer (other than an owner of the unit for which requested) of the Association setting forth as a specified date the amount of unpaid or excess assessments on a specified unit.

Section 5.7 Remedies of Association for Non-payment of Assessments: In addition to the right of the Association to foreclose a lien for non-payment of assessments due and owing, an action at law against the owner(s) personally obligated to pay same may be brought by the Association. No owner may waive or otherwise escape liability for the payment of assessments by non-use of any of the common elements or by abandonment of his, her and/or its units.

Section 5.8 Priority of Lien: A lien for assessments shall be prior to all other liens except only (a) liens of general and special taxes, (b) all sums unpaid on a first mortgage recorded prior to the making of such assessments, and (c) mechanics' (construction) liens prior to the making of such assessments, as provided in Section 703.16 of the Wisconsin Statutes.

ARTICLE VI.

DAMAGE AND DESTRUCTION OF PROPERTY - INSURABLE RISKS

Section 6.1 Repair and Reconstruction After Damage: In the event of any damage to or destruction of the property of the condominium as a result of fire or other casualty and the damage is less than a total loss to said common elements, repairs shall promptly be undertaken by the Association to reconstruct the property to a condition compatible with the remainder of the condominium. Any cost of repair or reconstruction in excess of the available insurance proceeds shall be a common expense.

Section 6.2 Total Loss or Loss in Excess of Insurance Proceeds: In the event the common elements of the condominium are damaged to an extent more than the available insurance proceeds or the condominium property is damaged to the extent that it is a total loss for insurance purposes, the condominium shall be subject to an action for partition upon obtaining the written consent of the unit owners having one hundred (100%) percent of the votes. In the case of partition, the net proceeds of sale together with the net proceeds of insurance shall be considered as one fund and shall be divided among all unit owners in proportion to their percentage interest in the common elements and shall be distributed in accordance with the priority of interests in each unit.

ARTICLE VII.

ARCHITECTURAL CONTROL

Section 7.1: No building, fence, wall or other structure (except those contemplated in this original Declaration, the original plans and the original plat) shall be commenced, erected or maintained upon the common elements of the condominium, nor shall any addition, change or alteration be made to or on the building exteriors until the plans and specifications showing the nature, kind, shape, height, materials, color and location thereof shall have been submitted to and approved by the Board of Directors of the Association. In the event the Board of Directors fails to approve such plans and specifications within thirty (30) days of their submission, such plans and specifications shall be deemed to have been disapproved. It is contemplated by this article that the exterior appearance of the several buildings upon the condominium property be compatible with all other buildings located on the condominium property.

Section 7.2: A unit owner may make any improvements or alterations within the unit owner's unit that do not impair the structural integrity or lessen the support of any portion of the condominium, and that do not create a nuisance substantially affecting the use and enjoyment of the other units in the condominium, or the common elements of the condominium.

ARTICLE VIII.

MAINTENANCE AND REPAIR

Section 8.1: All maintenance and repair to the individual unit(s), including the limited common elements assigned thereto, shall be made by the individual unit owner unless otherwise provided herein, but such maintenance and repair shall not include structural alteration or repair to the buildings themselves. Included within the unit owner's responsibility for maintenance and repair are all windows, doors (exterior and interior), glass, garage doors and openers, appliances (refrigerator, stove, dishwasher, clothes washer and dryer, whether included with the unit or added to the unit after purchase) furnaces, air conditioners, hot water

heaters, water softeners, plumbing fixtures connections, sinks and other plumbing within the unit, floor coverings, interior surfaces of walls, ceilings and floors, light fixtures, interior electric wiring, outlets and panels, smoke alarms, doorbells and locks. Also included within the unit owner's responsibility for maintenance and repair are the driveway, walk and patio which are limited common elements of that unit. If a single driveway is a limited common element of multiple units, then the maintenance and repair of the driveway will be a shared expense of the units serviced by said driveway. Each unit owner shall be responsible for all damages to any other unit or to the common or limited common elements facilities resulting from the misconduct, negligence or misuse of the common or limited common elements of the facilities on the part of said unit owner. The Association may arrange for the removal of snow and ice from limited common elements as an Association expense, but if the Association does not choose to do so, then said snow and ice removal will remain the obligation of the unit owners.

Section 8.2: Each unit owner shall be responsible for, and pay for any damage caused by the unit owner, his agents, invitees and lessees to another unit(s), to the common elements or to the limited common elements resulting from the misconduct, negligence or misuse of the common elements or facilities by such owner, his agents, invitees and lessees. Any charge to a unit owner pursuant to this section shall be treated as a condominium assessment and shall be subject to same rights of the Association as to collection as any other condominium assessment as set forth in Article V hereinabove.

Section 8.3: All maintenance, repairs and replacements to and within the common elements, shall be undertaken by action of the Board of Directors and shall be charged to all units as a common expense as set forth in Article V, above, unless necessitated by the negligence, misuse or neglect of a unit owner, his agents, invitees and lessees, in which case the expense for such maintenance, repair and replacement shall be charged to said unit owner(s).

ARTICLE IX.

USE RESTRICTIONS

Section 9.1 Residential Use: Each unit is intended for and its use shall be restricted to a single family residence only. Special rules relating to occupancy are set forth in detail in the By-Laws of the Association and may be further set forth in any rules established by the Association as are permitted by said By-Laws.

Section 9.2: No nuisance shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or interferes with the peaceful possession or proper use of the property by its residents.

Section 9.3: No signs of any kind shall be displayed to public view on the condominium property except those approved and authorized in advance by the Board of Directors of the Association.

Section 9.4 Additional Rules and Regulations: In addition to the foregoing, the Association may from time to time adopt reasonable rules and regulations pursuant to the By-Laws of the Association which regulations impose additional use restrictions on the condominium property.

ARTICLE X.

INSURANCE

Section 10.1 Property Insurance: The Board of Directors shall be required to obtain and maintain fire insurance with extended coverage, vandalism and malicious mischief endorsements, or other appropriate insurance coverage, insuring all condominium property, but not including furniture, furnishings or personal property owned by or located in units. Such insurance shall cover the property and shall name as insureds the Association, the Board of Directors, the unit owners and their mortgagees as their interest may appear and such insurance shall be in an amount equal to the full replacement value of the buildings without deduction for depreciation.

Section 10.2: Each policy shall provide that proceeds shall be payable to the Board of Directors or an insurance trustee as may be provided for in the By-Laws of the Association in trust for all unit owners and their mortgagees as their interest may appear.

Section 10.3 Policy Requirements: All policies of physical damage insurance shall contain waivers of subrogation and waivers of any defense based on co-insurance or of invalidity arising from any acts of the insured, and shall provide that such policies may not be cancelled or substantially modified without at least 30 days prior written notice to all of the insureds, including all mortgagees of units. Duplicate originals of all policies of physical damage insurance and of all renewals thereof, together with proof of payment of premiums, shall be delivered to all mortgagees of units at least 10 days prior to expiration of the then current policies. Prior to obtaining any policy of fire insurance or any renewal thereof, the Board of Directors shall obtain an appraisal from a fire insurance company or otherwise of the full replacement value of the buildings including all of the units and all of the common and limited common elements without deduction for depreciation, for the purpose of determining the amount of fire insurance to be affected pursuant to this section.

Section 10.4 Public Liability Insurance: The Board of Directors shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Board of Directors may from time to time determine, covering each member of the Board of Directors, the managing agent, the manager, and each unit owner. Such public liability coverage shall also cover cross liability claims of one insured against another. The Board of Directors shall review such limits once each year. Until the first meeting of the Board of Directors following the first annual meeting of the unit owners, such public liability insurance shall be in a single limit of at least One Million ($1,000,000.00) Dollars covering all claims for bodily injury or property damage arising out of one occurrence. Such insurance shall provide liability coverage for all common and limited common elements set forth herein in the Exhibit hereto.

Section 10.5 Additional Insurance: Unit owners or their mortgagees shall not be prohibited from carrying other insurance for their own benefit provided that all policies shall contain waivers of subrogation, that the liability of the carriers issuing insurance obtained by the Board of Directors shall not be affected or diminished by reason of any such additional insurance carried by any unit owner and that all reasonable efforts shall be made to place such additional insurance with the carrier issuing insurance obtained by the Board of Directors. Each unit owner is responsible for obtaining such liability insurance as is necessary to insure his interest and liability for damages arising from the use and occupancy of his premises as may be made by third parties and is further responsible for obtaining such property insurance as may be necessary to insure the unit owner's interest in personal or other property located within the unit, or elsewhere on the condominium property. Unit owners have an insurable interest in their personal property, appliances, fixtures, wall and floor coverings and any improvement to their unit completed after the initial construction of the unit.

ARTICLE XI.

GENERAL PROVISIONS

Section 11.1 Covenants and Enforcement: All of the requirements imposed upon the owners of the condominium property by this Declaration shall be deemed to constitute covenants, conditions, restrictions or easements which shall run with and bind the property submitted to condominium ownership until removed from the provisions of the Condominium Ownership Act of Wisconsin, and shall be binding upon and inure to the benefit of such property and all present and future parties having any legal or equitable right, title or interest therein, their respective heirs, personal representatives, assignees and successors. The Association and/or any owner shall have the right to enforce all such covenants, conditions, restrictions or easements now or thereafter imposed by this Declaration and the By-Laws and the rules and regulations of the Association by any proceeding at law or in equity. Failure to

proceed with such enforcement shall not be deemed or constitute a waiver of the right to therefore enforce the original or any subsequent violation.

Without limitation, the Association, acting through the Board of Directors, may in the absence of a unit owner, or owners, failing to maintain their unit or the limited common elements attached to such unit, complete such maintenance and repair as may be necessary and charge the cost of such maintenance and repair to the unit owner, collectable in the same manner as assessments as set forth in Article V, above.

Section 11.2 Additional Rights of Mortgage Holders: The holder of any mortgage of any unit or units which has notified the Association in writing delivered or mailed by certified mail to the place of service of process stated herein, shall have the right to receive written notice by mail of the call of any meeting of the membership of the Board of Directors of the Association to be held for the purposes considering any proposed amendment to this Declaration, the Articles of Incorporation of the Association or the By-Laws of the Association. Further, the Board of Directors of the Association shall give, if also requested as provided herein, a notice of any default of any unit owner as to any of the provisions of this Declaration, the Articles and the By-Laws thereunder, simultaneously with giving the required notice to any unit owner for such violation. Further, if requested, the Board of Directors shall give notice in writing to any mortgage holder of any damage in excess of One Thousand ($1,000.00) Dollars to the condominium property in the event of a casualty loss.

Section 11.3 Amendment of Declaration: This Declaration may be amended by unit owners by vote of seventy-five (75%) percent of the unit owners voting for such amendment at the meeting duly held in accordance with the provisions of the By-Laws of the Association. Further, Section 11.2 relating to the rights of mortgage holders shall be complied with. All amendments to the Declaration shall be in writing, and shall be recorded in the office of the Register of Deeds in the county in which the Condominium Declaration is originally recorded,

and joined by the first mortgagee of the unit owner, or the holder of an equivalent security interest in the unit owner's property to be effective as to that unit.

Section 11.4 Termination of Condominium Plan: This condominium plan may be terminated only upon compliance with and in accordance to the provisions of Section 703.28 of the Wisconsin Condominium Ownership Act.

Section 11.5 Other Assessments: Should any local government unit levy an assessment for public improvements against any part of the condominium property, such assessments shall be paid by the Association as a common expense, and the share thereof allocated to each unit as provided in this Declaration shall become and be added to the assessments against each unit.

Section 11.6 Service of Process: The person to receive service of process upon the Association shall be Gordon J. Veldboom, Jr., whose address is 110 South Business Park Drive, Oostburg, Wisconsin. The members of the Association may from time to time designate a successor to receive service of process, which shall be in effect by compliance with statutory provisions of the State of Wisconsin therefor.

Section 11.7 Severability: In the event any one or more of the covenants, conditions, restrictions or easements contained in this Declaration is declared invalid, such invalid provision shall in no way affect any other provision of this Amended Declaration which shall remain in full force and effect.

Section 11.8 Master Association: The Association shall have the right by action of its Board of Directors to delegate one or more of its powers to the extent permitted by law to a Master Association created under Sec. 703.15(5) Wis. Stats.

Dated at Sheboygan, Wisconsin this 12th day of December, 2018.

By: /s/ Gordon J. Veldboom, Jr.
Gordon J. Veldboom, Jr.

STATE OF WISCONSIN)
: ss.
SHEBOYGAN COUNTY)

Personally came before me this 12th day of December, 2018, Gordon J. Veldboom, Jr., to me known to be the person who executed the foregoing instrument and acknowledged the same.

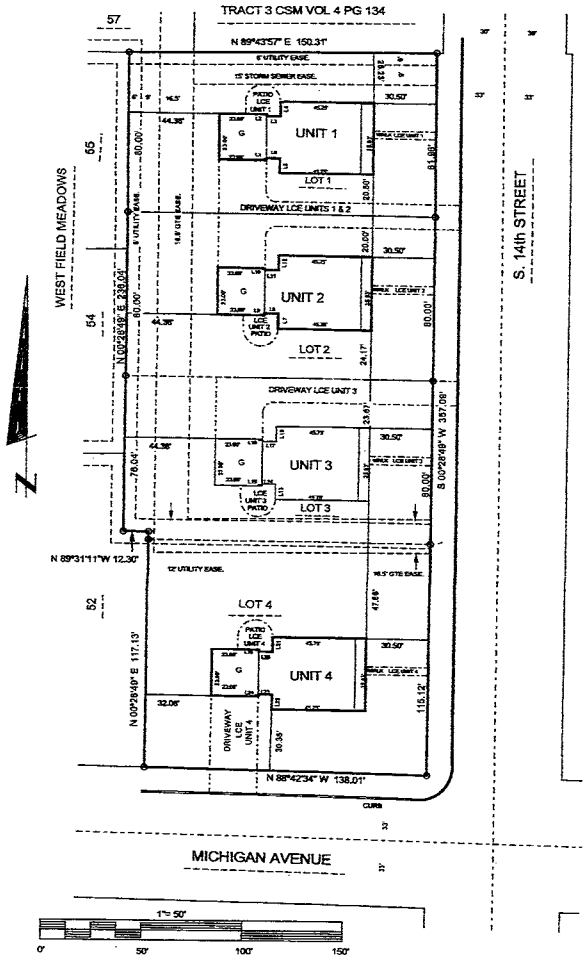
/s/ Joshua D. McKinley
Joshua D. McKinley
Notary Public, State of Wisconsin
My Commission: Is Permanent

This Declaration Drafted by:
Olsen, Kloet, Gunderson & Conway
By: Attorney Joshua D. McKinley
POST OFFICE ADDRESS:
602 North 6th Street
Sheboygan, WI 53081
Telephone: (920) 458-3701
Facsimile: (920) 459-2725

VINTAGE VILLAGE CONDOMINIUM

BEING ALL OF LOTS 1, 2, 3, AND 4 OF CERTIFIED SURVEY MAP NUMBER 2049703,
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1,
T.13 N., R.22 E., VILLAGE OF OOSTBURG, SHEBOYGAN COUNTY, WISCONSIN.

LCE = LIMITED COMMON ELEMENT



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND COMMON ELEMENTS CAN BE DETERMINED HEREFROM.

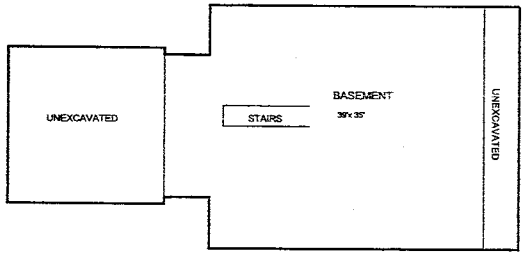
DENNIS J. VAN SLUYS W.R.L.S. S-1238

DATED THIS 10TH DAY OF December 2018

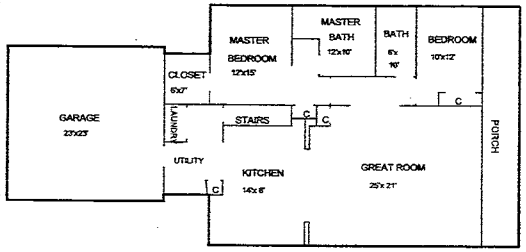
WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN,
WI
LAND SURVEYOR

UNITS 1, 2, 3 AND 4

BASEMENT



FIRST FLOOR



NOT TO SCALE

DATA/OOSTBURG/L49WSTFL/L49CONDO.MAP C-307

BY-LAWS

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BY-LAWS

OF

VINTAGE VILLAGE CONDOMINIUM OWNER'S ASSOCIATION, U.A.

A Non-profit unincorporated Association

ARTICLE I.

PLAN OF OWNERSHIP

Section 1. Ownership. Vintage Village Condominium located in the Village of Oostburg, Sheboygan County, Wisconsin, is submitted to the provisions of Chapter 703, Wisconsin Statutes of the Condominium Ownership Act of Wisconsin.

Section 2. By-Laws Applicability. The provisions of these By-Laws are applicable to Vintage Village Condominium.

Section 3. Personal Application. All present or future owners, tenants, future tenants, or their employees or any other person that might use the facilities of the project in any manner, are subject to the regulations set forth in these By-Laws and to the Declaration of Condominium Ownership and Covenants, Conditions and Restrictions for the Project known as Vintage Village Condominium, hereinafter referred to as the "Declaration", as recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin.

ARTICLE II.

VOTING

Section 1. Voting. Voting shall be on a percentage basis and the percentage of the vote to which the owner is entitled is the percentage assigned to the unit in the Declaration.

Section 2. Majority of Owners. As used in these By-Laws, the term "majority of owners" shall mean those owners holding fifty-one percent (51%) of the votes in accordance with the percentage set forth in the Declaration.

Section 3. Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of a "majority of owners" as defined in the preceding paragraph of this article shall constitute a quorum.

Section 4. Proxies. Votes may be cast in person or by proxy as set forth in the Declaration.

ARTICLE III.

ADMINISTRATION

Section 1. Association Responsibilities. The owners of the units will constitute the Vintage Village Condominium Owner's Association, hereinafter referred to as the "Association"

which Association will have the responsibility of administering Vintage Village Condominium, approving the annual budget, establishing and collecting monthly assessments, and arranging for the maintenance of Vintage Village Condominium. Except as otherwise provided in the Declaration and in these By-Laws, decisions and resolutions of the Association shall require approval by a majority as set forth hereinabove in Article II and in the Declaration.

Section 2. Place of Meetings. Meetings of the Association shall be held at a suitable place convenient to the owners as may be designated by the Board of Directors.

Section 3. Annual Meetings. The first annual meeting of the Association shall be held on the date of execution of these By-Laws. Thereafter, annual meetings shall be held on the first Monday of June of each succeeding year. The owners may also transact such other business of the Association as may properly come before them.

Section 4. Special Meetings. It shall be the duty of the President or any member of the Board of Directors to call a special meeting of the owners or such a special meeting may be called upon a petition signed by a majority of the owners and having been presented to the Secretary. No business shall be transacted at a special meeting except as stated in the notice unless by consent of all of the owners present, either in person or by proxy.

Section 5. Notice of Meetings. It shall be the duty of the Secretary to mail a notice of each annual or special meeting, stating the purpose thereof as well as the time and place of the meeting, to each owner of record, at least ten (10) but not more than twenty (20) days prior to such meeting. Meetings may be held with less notice than specified herein upon the waiver of notice by all members of the Association.

Section 6. Adjourned Meetings. If any meeting of owners cannot be organized because a quorum has not attended, the owners who are present either in person or by proxy may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

Section 7. Order of Business. The order of business at all the Association meetings shall be as follows:

(a) Roll Call
(b) Proof of notice of meeting or waiver of notices.
© Reading of minutes of preceding meeting.
(d) Reports of officers.
(e) Report of committee.
(f) Election of inspectors of election.
(g) Election of directors.
(h) Unfinished business.
(I) New business.

ARTICLE IV.

BOARD OF DIRECTORS

Section 1. Number and Qualifications. The Associations' affairs shall be governed by a

Board of Directors of four (4) persons, all of whom must be owners of units in Vintage Village Condominium, except that the initial Board of Directors shall be comprised of four (4) persons designated by the Declarant, Gordon J. Veldboom, Jr. In the event of deadlock between the four (4) members of the Board of Directors, the director who has been a unit owner for the longest period of time shall cast the deciding vote.

Section 2. Initial Board of Directors. The initial Board of Directors shall serve for a period of three (3) years or until thirty (30) days after the conveyance of seventy-five (75%) percent of the common element interest to purchasers, whichever period is shorter. For purposes of this Section, the common element interest includes the area, buildings and units reserved for phased construction. The period of Declarant control begins on the date that the first unit is conveyed by the Declarant to any person other than the Declarant. Prior to the conveyance of twenty-five (25%) percent of the common element interest to purchasers, the Association shall hold a meeting and the unit owners, other than the Declarant, shall elect at least thirty-three and one-third (33 1/3%) percent of the Board of Directors (two (2) directors). No later than forty-five (45) days after the expiration of Declarant control the Association shall hold a meeting and all unit owners shall elect the Board of Directors of at least three (3) Directors. The Directors shall take office upon election. The term of one Director shall be a period of one (1) year, the term of another Director shall be a period of two (2) years and the term of the third Director shall be for a period of three (3) years. If the Declarant retains ownership of any of the units herein upon completion of all other units, such retention of ownership shall be considered to be a conveyance.

Section 3. Power and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the Condominium. The Board of Directors shall be unit owners as defined in the Declaration of Condominium.

Section 4. Other Duties. In addition to duties imposed by these By-Laws or by resolutions of the Association or by the Declarations, the Board of Directors shall be responsible for the following:

(a) Care, upkeep and surveillance of the project, common elements and facilities and the restricted common elements and facilities.

(b) Collection of assessments from the unit owners.

(c) Designation and dismissal of the personnel necessary for maintenance and operation of the project, the common elements and facilities.

(d) Collection of special assessments from the owners which are not part of the regular assessments.

(e) File with the Department of Financial Institutions, at times necessary, designation of the registered agent of the Association and to complete any and all other necessary documents and notices as required by Wisconsin Law.

(f) Maintain the roster of unit owners with their addresses and also a roster of mortgages of condominium property as may be required under the Declarations, these By-Laws, or the Wisconsin Condominium Ownership Act.

(g) Designate those areas within the condominium common area where recreational and laundry areas may be maintained for the various units upon the condominium property.

(h) Administer and interpret condominium documents, and the rules and regulations adopted pursuant to the By-Laws and Declaration of Condominium.

(I) Obtain quotations for and purchase property and casualty insurance insuring the common elements of the condominium as set forth in the Declaration.

(j) Prepare and distribute to each unit owner and annual budget prior to the annual meeting of the Association.

(k) The Board of Directors may establish reserve accounts and assessments to fund reserve accounts as may be appropriate for capital repair, replacement or improvements.

(l) The Board of Directors may make arrangements for snow and ice removal from the limited common elements of the condominium as a condominium expense.

Section 5. Election and Term of Office. The term of office of the designated Directors as set forth in Section 1 above shall be three (3) years. The term of office of the Directors elected after twenty-five (25%) percent of the condominium common element is transferred shall be as set forth in Section 2 above. The Directors shall hold office until their successors have been elected and hold their first annual meeting, or until such time as they are replaced pursuant to these By-Laws or resign.

Section 6. Vacancies. Vacancies in the Board of Directors caused for any reason shall be filled by a vote of the majority of the owners at a special meeting of the Association, and such Director shall serve the same term as the Director replaced, except that replacement of one of the original Board of Directors designated by the Declarant, Gordon J. Veldboom, Jr., as provided herein shall be by designation of the Declarant of a new Director to fill such vacancy.

Section 7. Removal of Directors. At any regular or special meeting duly called, any one or more of the Directors may be removed with or without cause by a majority of the owners, and a successor may then and there be elected to fill the vacancy thus created except that the original Board of Directors shall not be removed except by the Declarant, Gordon J. Veldboom, Jr. Any Directors whose removal has been proposed by the owners shall be given an opportunity to be heard at the meeting.

Section 8. Organizational Meeting. The first meeting of the newly elected Board of Directors shall be held within ten (10) days of election at such place as shall be fixed by the Directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

Section 9. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time, by a majority of the Directors,

but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director, personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting, unless such notice of waiver is signed by all of the Directors.

Section 10. Special Meetings. Special meetings of the Board of Directors may be called by the president in the same manner as regular meetings of the Board of Directors may be called. Further, special meetings may be called in the same manner by a majority of the Board of Directors.

Section 11. Waiver of Notice. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be deemed equivalent to the giving of such notice. Attendant by a Director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 12. Board of Director's Quorum. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the quorum shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the members present may adjourn the meeting from time to time. At any such meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

Section 13. Fidelity Bonds. The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums of such bonds shall be paid by the Association and assessed to the owners.

ARTICLE V.

OFFICERS

Section 1. Designation. The Association shall designate a member of the Board of Directors as President and shall also designate a member of the Board of Directors as Secretary-Treasurer. The term of said officers shall be the same as their term as a Director and the removal of said officer may be in the same manner as a Director would be removed as set forth hereinabove in Article IV, Section 7.

ARTICLE VI.

OBLIGATIONS OF THE OWNERS

Section 1. Assessments. All owners are obligated to pay annual assessments imposed by the Association to meet all communal expenses, which may include a liability and property insurance as set forth in the Declarations. The assessments shall be made pro rata pursuant to the Declarations. Such assessments may include a general operating reserve and a reserve fund for projected expenses. Such assessments may also include special assessments as

allowed by the Declaration and the Board of Directors shall direct the Treasurer of the Association to adapt any procedures not inconsistent with these By-Laws or the Declaration to facilitate the collection of the annual assessments as provided therein.

Section 2. Maintenance and Repair.

(a) Each unit owner shall promptly perform all maintenance and repairs to his unit or the unit's limited common elements, which, if omitted, would affect the condominium in its entirety, or in part. The unit owner not performing such maintenance and repair work which effects the project in its entirety or in part, shall be responsible for the damages that such failure to repair causes to the condominium property and/or its unit owners.

(b) All repairs and maintenance of the internal installations of a unit such as water, light, gas, electric, telephones, air conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to the unit area shall be at the unit owner's expense.

(c) A unit owner is responsible for all maintenance, repair and replacement of limited common elements exclusively assigned for the use and benefit of the unit owner. If a limited common element is assigned to two (2) or more unit owners, then the responsibility for all maintenance, repair and replacement of said limited common elements shall be equally divided amongst the unit owners to whom said limited common element is assigned.

(d) A unit owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common element and facility damages through the fault of the unit owner as set forth in the Declaration.

(e) Each unit owner has an affirmative duty to report conditions on the condominium property that are, or may, damage the common elements of the condominium, or reduce its value.

Section 3. Use of Units.

(a) All units shall be utilized for residential purposes only whether occupied by the units owner(s) or by a tenant, provided, however, that the Declarant may use units as models during the time of Declarant control.

(b) An individual unit owner shall not make structural modifications or alterations to his unit or the limited common elements, without following the notification procedure set forth in the Declaration and receiving the specific approval of the Association for such modifications or alterations.

(c) No commercial business enterprise shall be conducted on the premises other than incidental cottage-type businesses that require no storage of inventory, finished goods, customer shopping area, signs or other similar characteristics.

(d) No buses, recreational vehicles, trailers, campers, boats, unlicenced or unrepairable automobiles, machinery, snowmobiles, debris, junk, or other similar

material or items may be stored, kept or maintained on the condominium property, except as such material or items may be stored within the unit owner's garage.

Section 4. Use of Common Elements and Limited Common Elements.

(a) A unit owner shall not cause any items to be placed in the common elements of the condominium property except as may be necessary for normal transit though the common elements, and as set forth in these By-Laws and the Declaration.

(b) A unit owner may maintain within the common elements immediately appurtenant to the unit owner's unit, lawn and outdoor furniture during the season appropriate for the use of said lawn and outdoor furniture. No storage of such furniture shall continue outside of the regular season.

(c) Unit owners shall respect the rights of the other unit owners to privacy and freedom from undue noise and, therefore, shall limit family gatherings, cook-outs or family recreational activities to those areas within the common elements and/or during time periods designated by the Association.

(d) No unit owner may park a vehicle upon a limited common element or otherwise obstruct the limited common element except with the prior permission of the owners of all units for whom said limited common element is reserved and in compliance with all other rules of the Association.

Section 5. Right of Entry. A unit owner shall permit representatives of the Association and other parties designated by the Association entry into the unit for purposes of maintaining the mechanical or electrical services, or performing any other act as authorized by these By-Laws or the Declaration of the Association.

Section 6. Rental of Units. Unit owners may lease the unit or units which they own under such terms as otherwise comply with these By-Laws and the Declaration, if such rentals are by written lease on a form approved by the Association and further provided that a unit may not be rented more than twice during any calendar year, whatever the length of the tenancy contemplated by the lease or actually occupied by the tenant. A unit owner shall give a lessee a copy of the Declaration, By-Laws and Rules of the Condominium upon execution of the Lease required by these By-Laws.

Section 7. Rules of Conduct. The Association may adopt such rules of conduct as may be necessary for the purposes of maintaining the property of Vintage Village Condominium and for the convenience of the owners of Vintage Village Condominium, including but not limited to the rules relating to the limited common elements of such condominium.

Section 8. Pets. Pet owners shall not own, keep or board any pet outside of their unit. Unit owners may keep a pet, owned by the unit owner inside the unit, but the pet shall be limited to a dog not exceeding twenty (20) pounds, a domestic cat, bird and/or fish. If a tenant occupies the unit, the tenant shall not be allowed any dog or cat as a pet while a tenant. All Village ordinances must be complied with by the unit owner.

ARTICLE VII.

AMENDMENT TO BY-LAWS

Section 1. By-Laws. No amendment to these By-Laws shall take affect unless approved upon the affirmative vote of seventy-five percent (75%) of the unit owners as defined herein and in the Declaration of Condominium.

ARTICLE VIII.

COMPLIANCE

These By-Laws are set forth to comply with the requirements of Wisconsin Law and the Wisconsin Condominium Ownership Act. In the event any of these By-Laws conflict with the provisions of that statute, it is hereby agreed and accepted that the provisions of the statute or other applicable law will apply.

Dated this 12th day of December, 2018.

VINTAGE VILLAGE CONDOMINIUM
OWNER'S ASSOCIATION, U.A.

By: /s/ Gordon J. Veldboom, Jr.
Gordon J. Veldboom, Jr.

By: /s/ Helen J. Veldboom
Helen J. Veldboom

By: /s/ Jerilyn Flipse
Jerilyn Flipse

By: /s/ Elizabeth Modahl
Elizabeth Modahl

ARTICLES OF ASSOCIATION
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ARTICLES OF ASSOCIATION OF VINTAGE VILLAGE CONDOMINIUM OWNER'S ASSOCIATION, U.A.

A Non-profit unincorporated Association

ARTICLE ONE
NAME

The name of this Association shall be Vintage Village Condominium Owner's Association, U.A.

ARTICLE TWO
PRINCIPAL OFFICE

The principal office of the Association shall be 110 South Business Park Drive, Oostburg, County of Sheboygan, State of Wisconsin. The Association may have such other officers as may from time to time be designated by its members or its Board of Directors.

ARTICLE THREE
PURPOSES

The purposes of this Association shall be to provide for the administration, maintenance, preservation and control of certain property situated in the Village of Oostburg, Sheboygan County, Wisconsin, subject to the Declaration of Condominium Ownership and Covenants, Conditions, and Restrictions for the condominium known as Vintage Village Condominium filed under the provisions of the Wisconsin Unit Ownership Act. This Association is organized and operated exclusively for the stated purposes and for other non-profit purposes and no part of any net earnings shall be for the benefit of any member of the Association.

ARTICLE FOUR
POWERS

Allowed pursuant to Section 703, Wisconsin Statutes, and to the extent applicable Section 703.365, Wisconsin Statutes, concerning small residential condominiums.

ARTICLE FIVE
MEMBERSHIP AND VOTING RIGHTS

Every record owner, whether one or more persons or entitles of a fee simple title (defined herein for clarification as including Land Contract vendees, but excluding those holding record title or a similar interest merely as security for the performance of an obligation) to a unit, whether existing or proposed, as described in the Declaration aforestated, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership.

The Association shall have one class of voting membership and each unit (whether existing or proposed) shall be entitled to one (1) vote only. The vote for any unit owned of record by more than one person or entity shall be exercised as set forth in the Declaration. In no event, however, shall more than one (1) vote attach to the unit.

Further membership provisions shall be set forth in the By-Laws.

ARTICLE SIX
MEETINGS

There shall be an annual meeting of the Association as more particularly specified in either the Declarations or the By-Laws and provisions shall be made for the calling of special meetings to conduct the business of the Association. A quorum at any meeting shall be the attendance by both unit owners.

ARTICLE SEVEN
INITIAL REGISTERED AGENT

The initial registered agent for the Association shall be:

Gordon J. Veldboom, Jr.
110 South Business Park Drive
Oostburg, Wisconsin 53070

ARTICLE EIGHT
BOARD OF DIRECTORS

The number of Directors shall be fixed by the By-Laws. The initial Board of Directors shall consist of Gordon J. Veldboom, Jr., Helen J. Veldboom and Jerilyn Flipse and Elizabeth Modahl. The By-Laws shall further state how Directors are elected and composition of the Board of Directors.

ARTICLE NINE
INDEMNIFICATION

The Association shall indemnify any present or former director or officer of the Association against expenses actually and necessarily incurred by him or her in the connection with the defense of any action, suit or proceeding in which he or she is made a party by reason of being or having been a director or officer, except in relation to matters as to which he or she shall be adjudged in such action, suit or proceeding to be liable for negligence or misconduct in the performance of duty, but such indemnification shall not be deemed exclusive of any other legal right to which such director or officer may be entitled under any By-Law, agreement, vote of members or otherwise.

ARTICLE TEN
AMENDMENT TO ARTICLES

These Articles may be amended by an affirmative vote of three-fourths (75%) percent of the unit owners as defined in the By-Laws and Declaration of Condominium.

ARTICLE ELEVEN
BY-LAWS

By-Laws shall be adopted. Such By-Laws may be amended in the same manner as amendments may be made to these Articles. Such amendments shall be binding upon all members.

ARTICLE TWELVE
DISSOLUTION OF ASSOCIATION

This Association shall be dissolved only under circumstances consistent with the Wisconsin Unit Ownership Act.

Executed at Sheboygan, Wisconsin, this 12th day of December, 2018.

VINTAGE VILLAGE CONDOMINIUM
OWNER'S ASSOCIATION, U.A.

By: /s/ Gordon J. Veldboom, Jr.
Gordon J. Veldboom, Jr.

By: /s/ Helen J. Veldboom
Helen J. Veldboom

By: /s/ Jerilyn Flipse
Jerilyn Flipse

By: /s/ Elizabeth Modahl
Elizabeth Modahl

ANNUAL BUDGET FOR

VINTAGE VILLAGE CONDOMINIUM

Estimated Expenses

CONDOMINIUM INSURANCE
(Replacement cost property insurance
and public liability insurance). $_____

ROUTINE EXTERIOR MAINTENANCE
(Including snow removal, fertilizing,
weed control and grass cutting. $_____

CAPITAL IMPROVEMENTS $_____

TOTAL $_____

THE ABOVE EXPENSES SHALL BE ASSESSED TO THE FOUR (4) UNITS, THE ESTIMATED ANNUAL COST PER UNIT SHALL BE $_____.

NON-ANTICIPATED EXPENSES WILL BE ADDRESSED BY A SPECIAL ASSESSMENT LEVIED BY THE ASSOCIATION.

Estimated annual receipts: $_____

Estimated Condominium reserves at the end of the
budget year: $_____