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REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

07-13-2007 11:05 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 10.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 4

Cover Recording Page

First Amendment to the Declaration of Condominium for Lindale Villas Condominiums

recorded February 22, 2005, Document No. 3252208

Legal Description:

LINDALE VILLAS CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 22, 2005, AS DOCUMENT NO. 3252208, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM, LOCATED IN THE CITY OF MUSKEGO, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Mail To: Greg J. Petrauski
Lindemann Properties II LLC
6090 Rosetree Pass
New Berlin WI 53151

1st Amendment to the Condominium Declaration and By-Laws of Lindale Villas Condominiums recorded 2/22/2005 at the Register's Office of Waukesha County, WI. The following sections and sub sections should read as follows:

Condominium Declaration

Section 12.4 Prohibition Against Changes by Owner

A unit owner shall not, without first obtaining the written consent of the association, make or permit to be made any structural alterations, alterations in or to the exterior of the building in which his/her unit is located, or to any common or limited common elements or facilities, or install or modify any improvements or equipment which may adversely affect other units or the owners unit therof. A unit owner shall not perform, or allow to be performed, any act or alteration which will impair the structural soundness or integrity of the building, the soundproofing of the building, or the safety of the property or any occupants thereof, or impair any easement or hereditament, or alter the exterior appearance of the building or any unit therein, without the prior written consent of the association. With regard to soundproofing above, no condo unit owner shall be allowed to change any flooring material without prior written consent of the association.

Bylaws

Article VIII Duties and Obligations of Unit Owners Section 8.1

(a) Condo Units. No unit owner, lessee or occupant shall occupy or use a condo, as that term is defined in Section 5.2.3 of the Declaration, or the common elements, or permit the same or any part thereof to be occupied or used, for any purpose other than residential purposes. No trade or business shall be conducted on the condominium property or from any unit, except that up to two condo units may be used as models for purposes of selling additional units.

(e) Animals. It is understood that there will not be any vicious or attack animal of any type, whether trained or not, allowed on the premises of Lindale Villas Condos. Common house pets such as cats and dogs shall be allowed. All dogs must be under 20lbs and 24" Tall. All pets must be registered by the Condominium Association. Unit owners must be provide the type and name of any pet living in any condo unit to the association.

(f) Pet Restrictions. A pet shall not be allowed at large within the commons, and shall always be leashed and within the immediate control of a person when outside of any condo unit. All droppings must be picked up immediately and disposed of by the person in control of the pet. Owners of pets must take responsible precautions and efforts to prevent their pets from being a nuisance or annoyance to other unit owners.

(g)Antennas and Fences. Unit owners may not place any antenna or fence of any kind within the common elements adjacent to any unit. Satellite Dishes are allowed but their size and location must be approved by the condominium association in writing. Absolutely no exceptions.

(n) Enforcement The foregoing rules and regulations and other rules and regulations adopted by the Association shall be enforced by such means as the Association deems necessary and appropriate, including but not limited to recourse to civil action, court action if necessary, and monetary fines of not less than $50 per violation to be charged and assessed by the Association uniformly against the owners of units who violate or unit occupants who violate such rules and regulations. Unit owners will be responsible to pay for any legal fees incurred by the association to enforce this condominium declaration and bylaws should it be determined that a violation has occured.

(s) Registration of Guests. Anyone other than a condominium owner staying in a condo unit longer than 1 month must be registered by the association in writing. The name of the guest along with a copy of the guests drivers license must be submitted to the association in writing.

IN WITNESS WHEREOF, the said Declarant, has caused this document to be executed at Muskego, Wisconsin, this 12th day of July, 2007.

Lindemann Properties II, LLC
Declarant

By: _____

By: Greg J. Petrauski, managing member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
WAUKESHA COUNTY)

Personally came before me this 12th day of July, 2007, the above named GREG J. PETRUASKI, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Jacqueline C. Bartaczewicz
Notary Public
State of Wisconsin

_____
Notary Public, State of WIsconsin
My commission expires / is permanent: 10/4/09

Drafted by
Greg J. Petrauski, managing member,
Lindemann Properties II, LLC

declarant