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Schloemer, Alderson, Spella, Muehlbauer & Enea, S.C.
P. O. Box 176
West Bend, WI 53095

DECLARATION OF EXPANSION AND AMENDMENT NO. 1 TO DECLARATION OF HARTFORD SQUARE II, A CONDOMINIUM HARTFORD, WISCONSIN 53027

21-6

This Declaration of Expansion and Amendment No. 1 to the Declaration of Hartford Square II, A Condominium (the "Declaration") is made by Condo Development, Inc. (the "Declarant") and is made pursuant to Article XIV of the Declaration and the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes (the "Act").

RECITALS

A. This Declaration of Expansion and Amendment No. 1 amends the Declaration as recorded on December 29, 2005 in the Washington County Registry, as Document No. 1113703.

B. Article XIV of the Declaration reserves to the Declarant the right to expand the condominium at any time for a period commencing on the date of the recording of the Declaration and expiring on the tenth anniversary of such recording.

C. The Declarant desires to expand the condominium to include an additional sixty (60) units in 12 four family buildings and 6 two family buildings.

D. As provided in Section 14.3 of the Declaration, the execution and recording of this amendment does not require the approval of the unit owners as otherwise required for an amendment to the Declaration under Section 16.7 of the Declaration.

E. The Declarant has, contemporaneously with the recording of this Declaration of Expansion and Amendment No. 1, pursuant to Section 1.5 of the Declaration, filed for record in the office of the Register of Deeds for Washington County a condominium plat amendment entitled "Hartford Square II, A Condominium" consisting of 13 sheets certified on March 28, 2007, by Keith A. Kindred, R.L.S. No. 2082.

AMENDMENTS

NOW, THEREFORE, in accordance with the Act, the Declaration and the foregoing recitals, the Declarant does hereby amend the Declaration as follows:

1. Section 1.3 of the declaration is repealed and recreated so as to include all of the land on which this condominium can be expanded.

Being all of Lots 1, 2, 3 and 6 and part of Lots 4 and 5 of Hartford Square subdivision, located in the NE-1/4 and SE-1/4 of the SE-1/4 of Section 21, and the NW-1/4 and SW-1/4 of the SW-1/4 of Section 22, T 10 N, R 18 E, City of Hartford Washington County, Wisconsin, more fully described as follows:

Being all of Lots 1, 2, 3 and 6. Said lands contain 762,405 square feet (17.50 acres).

And

Beginning at the Northeast corner of Lot 4, of said subdivision, said point being the point of beginning of the hereinafter described lands; thence S. 00E 45' 49" E, along the west right-of-way of Simon Drive, 135.58 feet; thence S 89E 14' 11" W, 462.36 feet; thence S 83E 38' 22" W, 346.60 feet, to a point on the east line of Lot 32 of North View Highlands; thence N 00E 27' 03" W, 169.38 feet to the south right-of-way of Stillwater Lane; thence N 89E 14' 11" E, along said right-of-way, 806.38 feet to the point of beginning. Said lands contain 115,217 square feet (2.64 acres).

And

Beginning at the Southeast corner of Lot 5, of said subdivision, said point being the point of beginning of the hereinafter described lands; thence S 89E 14' 11" W along the north right-of-way of Novak Street, 122.00 feet; thence N. 00E 45' 49" W along the east line of Outlot 1 of Hartford Square, 742.41 feet to the Northeast lot corner of Outlot 1 of said subdivision; thence N 01E 51' 56" E, 168.77 feet to the south right-of-way of Fieldstone Drive; thence N 89E 14' 11" E along said road, 114.26 feet to the west right-of-way of Simon Drive; thence S 00E 45' 49" E, along said drive, 911.00 feet to the point of beginning. Said lands contain 110,486 square feet (2.54 acres).

Total said lands contain 988,108 square feet (22.68 acres).

LANDS RESERVED FOR FUTURE EXPANSION:

Being all of Lots 4 and 5 of Hartford Square subdivision, located in the NE-1/4 and SE-1/4 of the SE-1/4 of Section 21, and the NW-1/4 and SW-1/4 of the SW-1/4 of Section 22, T. 10N, R. 18E, City of Hartford, Washington County, Wisconsin, excepting therefrom Phase 1 and 2.

Total Expansion Real Estate contains 207,454 square feet (4.763 acres).

2. Section 2.2 of the Declaration is repealed and recreated as follows:

Section 2.2 - Unit Identification System. Units shall each be assigned a building number, a unit number and post office street address, as defined on Exhibit A attached hereto.

3. Section 3.1 of the Declaration is amended by changing the total number of units from 82 to 142.

4. Section 4.2 of the Declaration is amended by changing the percentage interest attributable to each unit from 1/82 to 1/142.

IN WITNESS WHEREOF, the said Declarant has executed this Declaration of Expansion and Amendment No. 1 on the 30th day of March, 2007.

CONDO DEVELOPMENT, INC.

Greg A. James, President

Karen E. James

Karen E. James, Secretary

STATE OF WISCONSIN)
: SS
COUNTY OF WAUKESHA

Personally came before me this 30th day of MARCH, 2007, the above named Greg A. James and Karen E. James, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Deanna Barkey

DEANNA BARKEY (print or type name)
Notary Public WAUKESHA Co., WI
My Commission 8-30-09

This instrument was drafted by:

Atty. Jack A. Enea of
Schloemer, Alderson, Spella, Muehlbauer & Enea, S.C.
Corner of Sixth & Hickory, West Bend, WI 53095



EXHIBIT A

Unit Number	Building	House Number	Street	Tax Parcel Number
46 - 1	46	255	Novak Street	
46 - 2	46	259	Novak Street	
47 - 1	47	315	Novak Street	
47 - 2	47	319	Novak Street	
48 - 1	48	327	Novak Street	
48 - 2	48	331	Novak Street	
49 - 1	49	341	Novak Street	
49 - 2	49	345	Novak Street	
50 - 1	50	427	Novak Street	
50 - 2	50	431	Novak Street	
50 - 3	50	435	Novak Street	
50 - 4	50	439	Novak Street	
51 - 1	51	447	Novak Street	
51 - 2	51	451	Novak Street	
51 - 3	51	455	Novak Street	
51 - 4	51	459	Novak Street	
52 - 1	52	513	Novak Street	
52 - 2	52	517	Novak Street	
52 - 3	52	521	Novak Street	
52 - 4	52	525	Novak Street	
53 -1	53	533	Novak Street	
53 - 2	53	537	Novak Street	
53 - 3	53	541	Novak Street	
53 - 4	53	545	Novak Street	
54 - 1	54	630	Novak Street	

54 - 2	54	634	Novak Street	
55 - 1	55	620	Novak Street	
55 - 2	55	616	Novak Street	
56 - 1	56	540	Novak Street	
56 - 2	56	544	Novak Street	
56 - 3	56	548	Novak Street	
56 - 4	56	552	Novak Street	
57 - 1	57	520	Novak Street	
57 - 2	57	524	Novak Street	
57 - 3	57	528	Novak Street	
57 - 4	57	532	Novak Street	
58 - 1	58	456	Novak Street	
58 - 2	58	460	Novak Street	
58 - 3	58	464	Novak Street	
58 - 4	58	468	Novak Street	
59 - 1	59	434	Novak Street	
59 - 2	59	438	Novak Street	
59 - 3	59	442	Novak Street	
59 - 4	59	446	Novak Street	
60 - 1	60	414	Novak Street	
60 - 2	60	418	Novak Street	
60 - 3	60	422	Novak Street	
60 - 4	60	426	Novak Street	
61 - 1	61	334	Novak Street	
61 - 2	61	338	Novak Street	
61 - 3	61	342	Novak Street	
61 - 4	61	346	Novak Street	

62 - 1	62	314	Novak Street	
62 -2	62	318	Novak Street	
62 - 3	62	322	Novak Street	
62 - 4	62	326	Novak Street	
63 -1	63	246	Novak Street	
63 - 2	63	250	Novak Street	
63 - 3	63	254	Novak Street	
63 - 4	63	258	Novak Street	

Condominium Plat No. 205

