1394855

Document No.:

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November 25, 2015 3:20 PM
SHARON A MARTIN
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Schloemer Law Firm, S.C.
143 S. Main Street, Third Floor
West Bend, WI 53095

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DECLARATION OF EXPANSION AND AMENDMENT NO. 2 TO DECLARATION OF HARTFORD SQUARE II, A CONDOMINIUM, HARTFORD, WISCONSIN 53027

This Declaration of Expansion and Amendment No. 2 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. 2 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 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 twenty eight (28) units in fourteen (14) two (2) 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. 2, 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 four (4) sheets, certified on November 15, 2015, 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 Section 1.3 of the Declaration and Amendment No. 1 is repealed and recreated so as to include all of the land on which this condominium can be expanded to wit:

> Being all of Lots 1, 2, 3, 4, 5 and 6 of Harford 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.
>
> Said lands containing 1,195,562 square feet (27.443 acres).

2. New units created with this Amendment No. 2, twenty eight (28) new units of the condominium are hereby created. Section 2.2 of the Declaration and Amendment No. 1 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. Such new units created by this Amendment No. 2 are identified in this Exhibit A. Such new units shall be positioned as shown on Exhibit B attached hereto and made a part hereof and from and after the date of recording of this Amendment No. 2, shall be considered "units" for all purposes set forth in the Declaration. Furthermore, the buildings housing such units and shown on Exhibit B shall be from and after the date of recording of this Amendment No. 2, "buildings" for all purposes under the Declaration.

3. Section 3.1 of the Declaration is amended by changing the total number of units from one hundred forty two (142) to one hundred seventy (170) and Paragraph 3 of Amendment No. 1 amending Section 3.1 of Declaration is repealed.

4. Section 4.2 of the Declaration is amended by changing the percentage interest attributable to each unit from 1/142 to 1/170 and Paragraph 4 of Amendment No. 1 amending Section 4.2 of Declaration is repealed.

5. **Amendment No. 2 to Condominium Plat**. Contemporaneously herewith Declarant is recording Hartford Square II, A Condominium, Condominium Plat No. 2, a copy of the Condominium Plat – Amendment No. 2 is attached hereto as Exhibit C.

6. **Listing of all units**. Attached hereto is Exhibit D is a list of all units, including original units, as well as the units added by Amendment No. 1 and this Amendment No. 2, together with the square footages and the percentage interests appurtenant thereto.

EXHIBIT A

UNIT NUMBER	BUILDING	HOUSE NUMBER	STREET	TAX PARCEL NUMBER
32-1	32	1251	Fieldstone Drive	
32-2	32	1259	Fieldstone Drive	
33-1	33	1239	Fieldstone Drive	
33-2	33	1247	Fieldstone Drive	
34-1	34	1227	Fieldstone Drive	
34-2	34	1231	Fieldstone Drive	
35-1	35	1215	Fieldstone Drive	
35-2	35	1219	Fieldstone Drive	
36-1	36	1157	Fieldstone Drive	
36-2	36	1161	Fieldstone Drive	
37-1	37	1143	Fieldstone Drive	
37-2	37	1149	Fieldstone Drive	
38-1	38	1129	Fieldstone Drive	
38-2	38	1137	Fieldstone Drive	
39-1	39	1128	Fieldstone Drive	
39-2	39	1136	Fieldstone Drive	
40-1	40	1144	Fieldstone Drive	
40-2	40	1148	Fieldstone Drive	
41-1	41	1214	Fieldstone Drive	
41-2	41	1220	Fieldstone Drive	
42-1	42	1226	Fieldstone Drive	
42-2	42	1234	Fieldstone Drive	
43-1	43	1240	Fieldstone Drive	
43-2	43	1246	Fieldstone Drive	
44-1	44	1254	Fieldstone Drive	
44-2	44	1258	Fieldstone Drive	
45-1	45	1266	Fieldstone Drive	
45-2	45	1270	Fieldstone Drive	

IN WITNESS WHEREOF, the said Declarant has executed this Declaration of Expansion and Amendment No. 2 on the 14th day of November, 2015.

CONDO DEVELOPMENT, INC.

Greg A. James, President

CONDO DEVELOPMENT, INC.

Karen E. James, Secretary

STATE OF WISCONSIN)
: SS
COUNTY OF WASHINGTON)

Personally came before me this 14 day of November, 2015, 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.

NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, Washington County, WI
~~My commission is permanent~~
Commission Expiration 9-20-19

This instrument was drafted by Atty. Andrew J. Niebler, of Schloemer Law Firm, S.C., West Bend, WI, 53095.

NAME AND RETURN ADDRESS:
ATTY, ANDREW J. NIEBLER
SCHLOEMER LAW FIRM, S.C.
143 S. MAIN STREET, THIRD FLOOR
WEST BEND WI 53095

PARCEL IDENTIFICATION NUMBER (PIN)
36-2104-016-034 and 36-2104-015-029

1398041

RECORDED
January 26, 2016 9:30 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: $30.00

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CORRECTION TO DECLARATION OF EXPANSION AND AMENDMENT NO. 2 TO DECLARATION OF HARTFORD SQUARE II, A CONDOMINIUM, HARTFORD, WISCONSIN 53027

WHEREAS the Declaration of Expansion and Amendment No. 2 to Declaration of Hartford Square II, A Condominium, Hartford, Wisconsin 53027, was recorded on November 25, 2015 at 3:20 PM as Document No. 1394855.

WHEREAS Exhibit D was attached and recorded with Declaration of Expansion and Amendment No. 2 to Declaration of Hartford Square II, A Condominium, Hartford, Wisconsin 53027, was recorded on November 25, 2015 at 3:20 PM as Document No. 1394855.

WHEREAS Exhibit D attached and recorded with Declaration of Expansion and Amendment No. 2 to Declaration of Hartford Square II, A Condominium, Hartford, Wisconsin 53027, on November 25, 2015 at 3:20 PM as Document No. 1394855 failed to reference all of the buildings that are part of the Hartford Square II, A Condominium, Hartford, Wisconsin 53027 as previously recorded in Declaration of Expansion and Amendment No. 1 to Declaration of Hartford Square II, A Condominium, Hartford, Wisconsin 53027, recorded on May 02, 2007 at 9:40 AM as Document No. 1159327.

NOW, THEREFORE, in accordance with the Act, the Declaration and the foregoing recitals, the Exhibit D attached and recorded with Declaration of Expansion and Amendment No. 2 to Declaration of Hartford Square II, A Condominium, Hartford, Wisconsin 53027, recorded on November 25, 2015 at 3:20 PM as Document No. 1394855 is hereby replaced by the Exhibit D attached hereto and incorporated herein.

IN WITNESS WHEREOF, the said Declarant has executed this Correction on the 26th day of January, 2016.

CONDO DEVELOPMENT, INC.

Greg A. James, President

CONDO DEVELOPMENT, INC.

Karen E. James, Secretary

JON L. MARTIN
Notary Public
State of Wisconsin

STATE OF WISCONSIN)
: SS
COUNTY OF WASHINGTON)

Personally came before me this 21st day of JANUARY, 2016, 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.

Notary Public, Washington County, WI
My commission is ~~permanent~~. EXPIRES 8/25/17

This instrument was drafted by Atty. Andrew J. Niebler, of Schloemer Law Firm, S.C., West Bend, WI, 53095.

EXHIBIT D

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	