Document Number

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR SP-RIVERFRONT CONDOMINIUM

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THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP AND COVENANTS, CONDITIONS AND RESTRICTIONS FOR SP-RIVERFRONT CONDOMINIUM (this "Amendment") is made of this 18TH day of May, 2026 by SP-Riverfront Condominium Homeowners Association, UA (the "Declarants").

RECITALS

WHEREAS, the *Declaration of Condominium Ownership and Covenants, Conditions and Restrictions for SP-Riverfront Condominium* (the "Declaration") was recorded in the Sheboygan County Register of Deeds Office on November 19, 2019 in Volume 14, Pages 591-595, as Document No. 2082262; and

WHEREAS, the unit owners wish to amend the Declaration; and

WHEREAS, Article XIII, Section 12.3 of the Declaration provides that the Declaration may be amended by the unit owners by a vote of two-thirds (2/3) of the unit owners voting for such amendment at a meeting duly held in accordance with the provisions of the By-Laws of the Association and further that such amendment be reduced in writing and filed in the office of the Register of Deeds for Sheboygan County, Wisconsin, and further, that Section 12.2 relating to the rights or mortgage holders shall be complied with; and

WHEREAS, a meeting has been duly held on the Amendment and consent of two-thirds (2/3) of the unit owners has been received; and

WHEREAS, In accordance with the Declaration and the Wisconsin Condominium Ownership Act, notice was sent to mortgagees in compliance with Article XIII, Section 12.2 of the Declaration and no mortgagee has indicated disapproval of the Amendment.

AMENDMENT

NOW, THEREFORE, in consideration of the terms contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the unit owners hereby consent to the Amendment and amend the Declaration as follows:

1. **Deleting Section.** Effective immediately, Article III, Section 3.6e., Right of First Refusal, of the Declaration is deleted in its entirety.

2. **Declaration Ratified.** Except as expressly modified by this Amendment, all other covenants, conditions and restrictions of the Declaration are ratified and shall remain in full force and effect.

DECLARANTS:
SP-RIVERFRONT CONDOMINIUM OWNERS ASSOCIATION, UA

By: _____
Roger Buttke, President

Dated: MAY 20, 2026

By: _____
Anne Edmunds, Secretary

Dated: 5-20-2026

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF SHEBOYGAN)

Personally, came before me this 20th day of May, 2026, Roger Buttke and Anne Edmunds, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Print Name: Jennifer M Silva
Notary Public, State of Wisconsin
My Commission expires 10/31/2028

JENNIFER M SILVA
Notary Public
State of Wisconsin