**THIRD AMENDED AND RESTATED DECLARATION OF CONDOMINIUM**

**PARK MEADOWS CONDOMINIUM HOMES**

Record this document with the Register of Deeds

Lydia J. Chartre, Esq.
Kaman and Cusimano, LLC
111 E. Kilbourn Avenue, Suite 1700
Milwaukee, WI 53202

(See Exhibit B for Parcel Numbers)

THIS INSTRUMENT DRAFTED BY:
Lydia J. Chartre, Esq.

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# THIRD AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF PARK MEADOWS CONDOMINIUM HOMES

Park Meadows Condominium Homes (the "Condominium") was created by a Declaration of Condominium, recorded on October 19, 1973, with the Register of Deeds for Milwaukee County at Document No. 4800309, as amended on June 25, 1974, at Document No. 4851128, and as further amended on December 21, 1992, at Document No. 6705267, (as amended, the "Declaration").

WHEREAS, the Declaration contains portions which have become obsolete due to changes in the law, the turnover of control from Developer to the Park Meadows Homes Association, Inc. (the "Association"), and changes in common practice over the years;

WHEREAS, the Association desires to clarify and update the provisions of this Declaration through this Restatement, so that its covenants, as restated, will continue to run with the land and shall be binding on all subsequent unit owners and occupants of all or any part of the Condominium; and

WHEREAS, the real property (the "Property") subject to this Declaration is as described on Exhibit A appended hereto, and the addresses of the units that comprise the Condominium are as described on Exhibit B appended hereto;

NOW THEREFORE, the Association, pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act"), hereby amends and restates its Declaration as follows.

## ARTICLE I

## DESCRIPTION OF BUILDINGS AND UNITS

**Section 1.** **BUILDINGS.** There are 49 town house buildings containing 195 units, one office unit owned by the Association, and a recreation building referred to and designated the Pavilion, which includes the pool area.

**(a)** The units are described as follows:

Type A. A two-bedroom town house consisting of a living room, dining room, kitchen, two bedrooms, powder room and bath, all on two levels, together with an enclosed garage with an overhead door and basement area situated beneath and connected to the unit by a fully contained stairway.

Type B. A three-bedroom town house consisting of a living room, dining room, kitchen, three bedrooms and two full baths, all on two levels, together with an enclosed garage with an overhead door and basement area situated beneath and connected to the unit by a fully contained stairway.

Type C. A two-bedroom town house consisting of a living room, dining room, family room, kitchen, two bedrooms, powder room and bath, all on two levels, together with an enclosed garage with an overhead door and basement area situated beneath and connected to the unit by a fully contained stairway.

(b) Buildings designated as numbers 1, 2, 3, 5, 7, 9, 10, 12, 14, 15, 18, 21, 22, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 37, 38, 39, 40, 42, 43, 45, 46, 48 and 49 each contain two Type A units, one Type B unit and one Type C unit.

(c) Buildings designated as numbers 4, 6, 8, 11, 13, 17, 20 and 23 each contain two Type A units and two Type C units.

(d) The building designated as number 16 contains two Type A units and two Type B units.

(e) Building 19, 31, 36, 41, 44 and 47 contains two Type A units and two Type C units.

(f) Each building and unit is specifically described by dimension and location in the Original Declaration as recorded with the Register of Deeds for Milwaukee County at Document No. 4800309, as amended. Each building has two stories and a basement and is constructed principally of frame and brick. Between buildings 1 and 2, 3 and 4, 5 and 6, 9 and 10, 11 and 12, 14 and 16, 15 and 17, 19 and 20, 21 and 22, 23 and 24, 25 and 27, 26 and 28, 29 and 30, 32 and 33, 34 and 35, 37 and 38,

39 and 40, 42 and 43, 45 and 46, and 48 and 49, there is a common wall. There is no access between buildings through this common wall. The detail of this common wall appears on the Condominium Plats.

Section 2. **INTERPRETATION OF PLANS.** In interpreting the survey or floor plans or any deed or any other instrument affecting a building or unit, the boundaries of the buildings or unit constructed or reconstructed in substantial accordance with the survey and floor plans shall be conclusively presumed to be the actual boundaries rather than the description expressed in the survey or floor plans, regardless of settling or lateral movement of the buildings and regardless of minor variations between boundaries shown on the survey and floor plans and those of the buildings or unit as located and erected.

Section 3. **UNITS.** The boundaries of each unit are as follows:

(a) "Unit" shall mean that part of the property subjected by this Declaration to the Act, including one or more cubicles of air at one or more levels of space or one or more rooms or enclosed spaces located on one or more floors in a building.

(b) The upper boundary of each three level unit (including basement) is the horizontal plane of the lower face of the joists supporting the ceiling on the upper level and garage. The lower boundary is the horizontal plane of the lower face of the concrete floor in the basement area and garage.

(c) The side boundaries of all units are the vertical planes, the elevation of which coincide with the face of the studs supporting the drywall, and in basement areas the inner face of the block wall of the foundation of the building. Each door and window shall constitute a part of the unit.

(d) The foregoing boundaries extended to their intersection constitute the town house unit, together with all windows, window frames, doors, door jambs, including glass in all windows and doors, and the overhead garage door, and an air conditioner compressor located in common elements which shall bear the same identification as the town house unit.

**Section 4.** **COMMON AND LIMITED COMMON ELEMENTS.** Every area, structure and facility which is not a unit is considered a Common Element. Common Elements which are identified as Limited Common Elements are limited for the exclusive use of the owner or owners of the unit to which they relate, subject to such rules and regulations as to manner of use and decoration of the Limited Common Elements as shall be established by the Association. Parking spaces and patios are designated as Limited Common Elements and bear the same identification as the unit.

**Section 5.** **PERCENTAGE INTEREST IN COMMON ELEMENTS.** The ownership of each of the 195 units (not including the office unit) includes a 1/195th undivided interest in the Common Elements and the same shall be conveyed with each of the units.

## ARTICLE II

## PROPERTY RIGHTS AND OBLIGATIONS OF OWNERS

**Section 1.** **OWNERS EASEMENTS OF ENJOYMENT.** Every owner shall have a right and easement of enjoyment in and to the Common Elements which shall be appurtenant to and shall pass with the title to every unit.

**Section 2.** **OWNERS RIGHT TO INGRESS AND EGRESS AND SUPPORT.** Each owner shall have the right to ingress and egress over upon and across the Common Elements necessary for access to the unit, and shall have the right to lateral support for the unit and such rights shall be appurtenant to and pass with the title to each unit.

**Section 3.** **USE OF UNITS.**

(a) Each unit shall be used exclusively for residential purposes.

(b) No room in any unit may be rented; no unit may be subdivided.

(c) Units may only be leased in accordance with the provisions set forth in the Bylaws and Rules and Regulations of the Association.

Section 4. **USE OF COMMON ELEMENTS.** There shall be no obstruction of the Common Elements, nor shall anything be kept or stored on any part of the Common Elements without the prior written consent of the Association except as specifically provided herein. Nothing shall be altered on, constructed in, or removed from the Common Elements except upon the prior written consent of the Association.

Section 5. **PARKING RIGHTS.** Every resident shall park the resident's vehicle in the space or spaces designated with the same identification as the unit and in no other portion in the Common or Limited Common Elements, unless otherwise approved in writing by the Board of Directors.

## ARTICLE III

## ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

Section 1. **ASSOCIATION.** The Association as referred to herein shall be Park Meadows Homes Association, Inc., a non-stock corporation organized under and pursuant to Chapter 181 of the Wisconsin Statutes.

Section 2. **MEMBERSHIP.** Every owner shall be entitled and required to be a member of the Association. An owner of more than one unit shall be entitled to one membership for each unit owned. Each such membership shall be appurtenant to the unit upon which it is based and shall be transferred automatically by conveyance of that unit. No person or entity other than an owner may be a member of the Association, and a membership in the Association may not be transferred except in connection with the transfer of title to a unit; provided, however, that the rights of voting may be assigned to a Mortgagee as further security for a loan secured by a lien on a unit. When more than one person holds an interest in any unit, all such persons shall be members.

Section 3. **NOMINATION OF MEMBERS OF THE BOARD OF DIRECTORS.** The Board of Directors will be nominated in accordance with the provisions outlined in the Bylaws.

Section 4. **VOTING.** Members shall be all owners and shall be entitled to one vote for each unit owned. The vote for each unit shall be exercised as the members determine, but in no event shall more than one vote be cast with respect to any unit. There can be no split vote. Prior to the

time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Communications Officer of the Association in order to be entitled to a vote at such meeting, unless such co-owners have filed a general voting authority with the Communications Officer applicable to all votes until rescinded.

Section 5. **AMPLIFICATION**. The provisions of this Article are to be amplified by the Articles of Incorporation of the Association and by the Bylaws of the Association; provided, however, that no such amplification shall substantially alter or amend any of the rights or obligations of the owners set forth herein.

## ARTICLE IV

## RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 1. **THE COMMON ELEMENTS**. The Association, subject to the rights of the owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Elements and all improvements thereon (including furnishings and equipment related thereto), and shall keep the same in good, clean, attractive and sanitary condition, order and repair. The Association shall be responsible for the maintenance and repair of exterior surfaces of all buildings on the properties, including, without limitation, the painting of the same as often as necessary, the replacement of trim and caulking, the maintenance and repair of roofs, the maintenance and repair of all Common Elements, including utility lines and all other improvements or material located within or used in connection with the Common Elements. Sump pumps and hose bibs are considered Common Elements and will be repaired and replaced as needed by the Association. Maintenance of the sump pumps (like annual testing, upkeep, and reporting any issues with a sump pump to the Board) is the unit owners' responsibility.

The owner of each unit will be responsible for the cost to repair and replace any portion of the Common Elements damaged through the fault or negligence of such owner, owner's occupants, family, guests, or invitees of the unit. Repairs to the Common Elements will be made by the Association and the costs thereof will be assessed against the unit and owner as a special unit assessment.

Section 2. **SERVICES.** The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the properties, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the properties or the enforcement of this Declaration. The Association may arrange with others to furnish common services to each unit.

Section 3. **ACCESS TO UNITS.** The Association shall have the right, to be exercised by the Board of Directors, to have access to each unit during reasonable hours for the maintenance, repair, or replacement of any Limited Common Elements and/or Common Elements accessible from such areas or for making emergency repairs necessary to prevent damage to the Common Elements or to another unit. Owners of vacant units must provide keys to the Board of Directors so that access can be obtained in the event of an emergency.

Section 4. **PERSONAL PROPERTY FOR COMMON USE.** The Association may acquire and hold for the use and benefit of all of the owners tangible and intangible personal property and may dispose of the same by sale or otherwise, and the beneficial interest in any such property shall be deemed to be owned by the owners in the same proportion as their respective interests in the Common Elements. Such interest shall not be transferable except with the transfer of a unit. A transfer of a unit shall transfer to the transferee ownership of the transferor's beneficial interest in such property without any reference thereto. Each owner may use such property in accordance with the purpose for which it is intended, without hindering or encroaching upon the lawful rights of other owners. The transfer of title to a unit under foreclosure shall entitle the purchaser to the interest in such personal property, associated with the foreclosed unit.

Section 5. **RULES AND REGULATIONS.** The Association may make reasonable rules and regulations governing the use of the units and of the Limited Common Elements and/or Common Elements.

Section 6. **IMPLIED RIGHTS.** The Association may exercise any other right or privilege given to it expressly by this Declaration or by law, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

## ARTICLE V

## COVENANT FOR ASSESSMENTS

Section 1. **AGREEMENT TO PAY ASSESSMENTS.** Each owner of any unit by the acceptance of a deed therefore, whether or not it be so expressed in the deed, shall be deemed to covenant and agree with each other and with the Association to pay to the Association for the purposes provided in this Declaration, for special assessments, for capital improvements, and for any other matters as provided in this Declaration.

Such assessments shall be fixed, established and collected from time to time in the manner provided in this Article, the Bylaws, and rules and regulations of the Association.

Section 2. **PURPOSE OF ASSESSMENTS.** The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the Management, improvements and maintenance of the Common Elements, and of the exterior of the buildings situated upon the Properties, and such emergency repairs as the Association may deem necessary, including repairs and maintenance of sewer and water lines, utility cables and pipes and heating and cooling ducts, to individual units.

Section 3. **MONTHLY ASSESSMENT.** A uniform monthly assessment per unit shall be established by the Association which may be increased or decreased by the Association.

## ARTICLE VI

## ENCROACHMENTS

Some of the units in each building may be aesthetically and functionally designed with drains, air conditioning equipment and other structures that encroach or overhang adjoining units. The owner of each unit hereby takes title subject to a perpetual easement for any such overhang or encroachment and each encroaching or overhanging unit or other structure, drain, or air conditioning equipment may be repaired, rebuilt or replaced in such a fashion as to permit these overhangs and encroachments to be re-established but not enlarged without consent of the servient owner and the Association. Such easements as provided herein shall be limited to improvements as originally constructed.

## ARTICLE VII

## RECONSTRUCTION OR REPAIR

**Section 1.** **SUFFICIENT INSURANCE PROCEEDS.** In the event of fire or casualty affecting one or more of the units and/or one or more of the buildings or common facilities, the insurance proceeds, if sufficient to reconstruct or repair the damaged premises, shall be applied to the reconstruction or repair. Reconstruction or repair as used in this Declaration shall mean restoring the damaged premises to substantially the same condition existing prior to the fire or casualty. Any such reconstruction or repair shall be undertaken by the Association within ninety (90) days.

**Section 2.** **DETERMINATION OF WHETHER TO RECONSTRUCT OR REPAIR.** In the event that seventy-five percent (75%) or more of the buildings and other improvements above foundation level are destroyed, then the determination as to whether or not to reconstruct or repair shall be made by a vote taken of the members of the Association within ninety (90) days from the date of the fire or casualty. An affirmative vote of at least fifty-one percent (51%) of the eligible votes shall be required in order to reconstruct or repair. If the required number of members do not vote in favor of reconstruction or repair within said ninety (90) days, then the provisions of Section 703.18 of the Act shall apply.

Section 3. **ENCROACHMENT INTO THE COMMON ELEMENTS OR LIMITED COMMON ELEMENTS.** In the event that any unit or units require reconstruction and/or repair which when completed causes the unit to be situated on a portion of the Common Elements or Limited Common Elements, such encroachment shall be permitted to endure. Such encroachment shall be determined and approved at the time the members of the Association determine whether such reconstruction or repair shall be undertaken.

## ARTICLE VIII

## INSURANCE

Section 1. **PROPERTY DAMAGE INSURANCE.** The Board of Directors of the Association shall obtain, to the extent available in the normal commercial marketplace, broad form insurance against loss by fire and against loss by lightening, windstorm, hail, snow storm and other risks normally included within risk of loss extended coverage, including vandalism and malicious mischief, insuring all Common Elements, Limited Common Elements, units and unit upgrades or betterments, together with all service machinery appurtenant thereto, as well as all personal property belonging to the association, but excluding any owner personal property, in an amount equal to the full replacement value, with code upgrades, without deduction for depreciation. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association, and their respective agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, or the Association, or their agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The Board of Directors shall obtain a third-party insurance appraisal, to be updated at least every 5 years, to determine the full replacement value of the Property insured.

Section 2. **ADDITIONAL INSURANCE.** In addition to the insurance required above, the Board shall obtain, to the extent available in the normal commercial marketplace, with the costs thereof to be borne as a Common Expense:

(a) Worker's compensation insurance;

(b) Liability insurance providing coverage in an amount not less than two million dollars ($2,000,000) per occurrence for injury, including death, and property damage covering the Association, the Board of Directors, officers, and all agents and employees of the Association, and all unit owners and other persons entitled to occupy any unit or other portion of the Property;

(c) Directors and Officers Insurance covering the officers, directors, property managers and volunteers;

(d) Fidelity insurance covering officers, directors, property managers, employees, and other persons who handle or are responsible for handling Association funds. Such insurance shall be in an amount at least equal to no less than three (3) months' operating expenses plus reserves on hand as of the beginning of the fiscal year and shall contain waivers of any defense based upon the exclusion of persons serving without compensation; and

(e) Such other insurance, including cyber or automobile insurance, as it deems necessary.

Section 3. **INSURANCE DEDUCTIBLE.** In the event of any insured loss on the Association's master insurance policy, the Association's deductible shall be the responsibility of the person or entity (including the Association) who would be responsible for such damage under the Condominium Documents, in the absence of insurance. If the cause of loss originates within a unit, the unit owner is responsible for the damage costs up to the Association's master insurance policy deductible. If the cause of the loss originates in more than one unit or a unit and the Common Elements, the responsibility for paying the Association's deductible shall be equitably apportioned by the Board in its sole discretion among the unit(s) and/or Common Elements where the loss originated.

Section 4. **UNIT OWNER INSURANCE.** The unit owners shall be responsible for and shall obtain insurance coverage for:

(a) The personal property within the unit;

(b) Coverage A with special perils coverage added, which changes the perils covered from "named perils" to "all risks unless excluded", which insurance should also cover building/additions and alterations/improvements and Betterments in an amount of at least the Association's master policy deductible(s);

(c) Loss assessment coverage, at a minimum limit of the maximum amount that the insurer will cover of the Association's master policy deductible(s);

(d) Special perils contents coverage; and

(e) Sewer backup and sump pump failure coverage.

## ARTICLE IX

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## ARTICLE X

## SPECIAL CONDITIONS AND RESTRICTIONS

**Section 1.** All of the property described in Exhibit A is subject to the following agreements:

(a) Resolution No. 73-730 enacted by the City of Franklin entitled, "Resolution Imposing Conditions and Restrictions For Approval of Multiple Family Housing" adopted April 4, 1973, and recorded in the Office of the Register of Deeds in and for Milwaukee County, Wisconsin on April 26, 1973, on Reel 716, Images 417 to 424 inclusive, as Document No. 4755469.

(b) Agreement between Michael Rosen and the City of Franklin for water service to a planned condominium development in the City of Franklin dated May 31, 1973, and recorded in the Office of the Register of Deeds in and for Milwaukee County, Wisconsin on July 23, 1973, on Reel 735, Images 296 to 300 inclusive, as Document No. 4779418.

(c) Agreement between Michael Rosen and the City of Franklin for sanitary sewer service to a planned condominium development in the City of Franklin dated May 31, 1973, and recorded in the Office of the Register of Deeds in and for Milwaukee County, Wisconsin on July 23, 1973, Reel 735, Images 431 to 435 inclusive, as Document No. 4779506.

## ARTICLE XI

## GENERAL PROVISIONS

**Section 1.** **ENFORCEMENT.** The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity (subject to Section 6 below), all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. No owner shall have the right to commence a suit for partition of the units and/or Common Elements which constitute Park Meadows Condominium Homes but shall be limited to the provisions contained herein for amending this Declaration.

**Section 2.** **SEVERABILITY.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

**Section 3.** **AMENDMENT.** This Declaration may be amended by a vote of not less than sixty-seven percent (67%) of the owners. No amendment shall become effective until the certificate setting forth such amendment signed by the officers of the Association and stating that owners of the units have adopted the same in accordance with the provisions of this Declaration, is recorded in the Office of the Register of Deeds in and for Milwaukee County, Wisconsin.

**Section 4.** **REGISTERED AGENT FOR SERVICE OF PROCESS.** The Resident Agent for the Condominium shall be the Association's registered agent, as stated on file with the Wisconsin Department of Financial Institutions. The Association's registered agent at the time of recording this Restated Declaration is Maria Solis at 4153 West College Avenue, Milwaukee, WI 53221.

**Section 5.** **SECURITY.** The Association may, from time to time, provide measures of security on the Condominium Property; however, the Association is not a provider of security and shall have no duty to provide any security on the condominium property. The obligation to provide security lies solely with each unit owner individually. The Association shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

**Section 6.** **CLAIMS AND REMEDIES.**

(a) **Owner Claims:** Mediation and Arbitration Requirements. In the event that a unit owner or resident has a claim to assert against the Association or any member of the Board where the claim relates to or arises from the member's service on the Board, that claim must be submitted to binding arbitration, with Resolute Systems, Inc. or such other arbitrator or arbitrator facility agreed to by the parties, or by the chief judge of the county if the parties can't agree upon an arbitrator and Resolute Systems, Inc. is no longer in business or has a conflict. The unit owner(s) and the Association shall each pay half the cost of the arbitration. Such claims must commence with the arbitrator within one year of the date that the unit owner or resident knew or should have known of the underlying facts giving rise to the claim. Such claims may also be submitted to non-binding mediation before or during arbitration at the election of the claimant, with both sides paying half the cost of the mediator. The Association shall also have the option of arbitrating a claim against a unit owner (any non-assessment collection and non-declaratory judgment-related claim) using the same procedure above. With respect to any claim against the Association, the claim shall be limited to general damages; all unit owners and residents waive any claim for consequential or incidental damages.

(b) **Attorney's Fees.** The prevailing party in any claim brought by or against the Association or a Director by a unit owner or resident shall be entitled to recover their attorney's fees and costs. In addition, for any claim that is mediated or arbitrated as set forth above, the Association is entitled to recover its pre-

mediation and/or pre-arbitration attorney's fees and costs if it is ultimately the prevailing party.

(c) **Damages.** The Association may assess a unit owner the actual damages the Association incurs from the unit owner's (its residents, occupants, or guests) failure to abide by the Condominium Declaration, Bylaws, or rules and regulations (the "Condominium Documents"). Where appropriate, the Association may also fine for violations of the Condominium Documents, and a schedule of progressive fines shall be set forth in the rules and regulations. There shall be a Grievance Procedure set forth in the rules and regulations, whereby a unit owner may contest the alleged violation. The decision of the Grievance Committee is final and binding. The Association may also assess to the unit owner interest and late fees on unpaid fines and assessments, as well as attorney's fees and costs incident to the unit owner's failure to abide by the Condominium Documents.

This Amended and Restated Declaration complies with the requirements of the Declaration and the applicable law, Wis. Stat. §703.09(2), in that it has been approved by the written consent of owners with not less than **Seventy-five percent (75%)** of the owners in the Association, and such consents have been approved by the mortgagees or holders of equivalent security interest in the units to the extent required by the Act.

IN WITNESS WHEREOF, the Association has executed this Amended and Restated Declaration of Condominium of Park Meadows Condominium Homes this 16 day of April, 2026.

Park Meadows Homes Association, Inc., a Wisconsin Non-Stock Corporation,

By: _____

Maria Solis, President
(Print Name)

STATE OF Wisconsin )
) ss.
COUNTY OF Milwaukee )

This document was acknowledged before me by Maria Solis, as President of Park Meadows Homes Association, Inc. on this 6th day of April, 2026.

_____
Notary Public, State of Wisconsin

Name: Daniela Santos

My Commission Expires: 6/14/27

DANIELA SANTOS NOTARY PUBLIC STATE OF WISCONSIN

ATTEST:

Park Meadows Homes Association, Inc., a Wisconsin Non-Stock Corporation,

By: _____

Jen Cwiklinski, Communications Officer
(Print Name)

STATE OF Wisconsin )
) ss.
COUNTY OF Milwaukee

This document was acknowledged before me by Jen Cwiklinski, as Communications Officer of Park Meadows Homes Association, Inc. on this 6th day of April, 2026.

_____
Notary Public, State of Wisconsin

Name: Daniela Santos

My Commission Expires: 6/14/27

This document was drafted by:
Lydia J. Chartre, Esq.
111 E. Kilbourn Avenue, Suite 1700
Milwaukee, WI 53202

DANIELA SANTOS NOTARY PUBLIC STATE OF WISCONSIN

## EXHIBIT A

## LEGAL DESCRIPTION

Units 4285, 4287, 4289, and 4291 in Building 1; Units 4293, 4295, 4297, and 4299 in Building 2; Units 4277, 4279, 4281, and 4283 in Building 3; Units 4269, 4271, 4273, and 4275 in Building 4; Units 4261, 4263, 4265, and 4267 in Building 5; Units 4253, 4255, 4257, and 4259 in Building 6; Units 4245, 4247, 4249, and 4251 in Building 7; Units 4237, 4239, 4241, and 4243 in Building 8; Units 4229, 4231, 4233, and 4235 in Building 9; Units 4221, 4223, 4225, and 4227 in Building 10; Units 4197, 4199, 4201, and 4203 in Building 11; Units 4205,4207, 4209, and 4211 in Building 12; Units 4213, 4215, 4217, and 4219 in Building 13; Units 4115, 4117, 4119, and 4121 in Building 14; Units 4123, 4125, 4127, and 4129 in Building 15; Units 4107, 4109, 4111, and 4113 in Building 16; Units 4131, 4133, 4135, and 4137 in Building 17; Units 4139, 4141, 4143, and 4145 in Building 18; Units 4147, 4149, 4151, and 4153 in Building 19; Units 4155, 4157, 4159, and 4161 in Building 20; Units 4189, 4191, 4193, and 4195 in Building 21; Units 4181, 4183, 4185, and 4187 in Building 22; Units 4165, 4167, 4169, and 4171 in Building 23; Units 4173, 4175, 4177, and 4179 in Building 24; Units 4085, 4087, 4089, and 4091 in Building 25; Units 4077, 4079, 4081, and 4083 in Building 26; Units 4093, 4095, 4097, and 4099 in Building 27; Units 4069, 4071, 4073, and 4075 in Building 28; Units 4053, 4055, 4057, and 4059 in Building 29; Units 4045, 4047, 4049, and 4051 in Building 30; Units 4061, 4063, 4065, and 4067 in Building 31; Units 4037, 4039, 4041, and 4043 in Building 32; Units 4029, 4031, 4033, and 4035 in Building 33; Units 4013, 4015, 4017, and 4019 in Building 34; Units 4021, 4023, 4025, and 4027 in Building 35; Units 4005, 4007, 4009, and 4011 in Building 36; Units 3989, 3991, 3993, and 3995 in Building 37; Units 3997, 3999, 4001, and 4003 in Building 38; Units 3901, 3903, 3905, and 3907 in Building 39; Units 3911, 3913, 3915, and 3917 in Building 40; Units 3917, 3919, 3921, and 3923 in Building 41; Units 3925, 3927, 3929, and 3931 in Building 42; Units 3933, 3935, 3937, and 3939 in Building 43; Units 3941, 3943, 3945, and 3947 in Building 44; Units 3947, 3949, 3951, and 3955 in Building 45; Units 3957, 3959, 3961, and 3963 in Building 46; Units 3981, 3983, 3985, and 3987 in Building 47; Units 3965, 3967, 3969, and 3971 in Building 48; Units 3973, 3975, 3977, and 3979 in Building 49; in the Park Meadows Condominium Homes created by a "Declaration of Condominium" recorded on October 19, 1973, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No. 4800309, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Franklin, County of Milwaukee, Wisconsin.

## EXHIBIT B

## TAX KEYS AND ADDRESSES

| BUILDING - UNIT | ADDRESS | TAX KEY |
|---|---|---|
| 1-4285 | 4285 W. COLLEGE AVE W | 713-0001-000 |
| 1-4287 | 4287 W. COLLEGE AVE W | 713-0002-000 |
| 1-4289 | 4289 W. COLLEGE AVE W | 713-0003-000 |
| 1-4291 | 4291 W. COLLEGE AVE W | 713-0004-000 |
| 2-4293 | 4293 W. COLLEGE AVE W | 713-0005-000 |
| 2-4295 | 4295 W. COLLEGE AVE W | 713-0006-000 |
| 2-4297 | 4297 W. COLLEGE AVE W | 713-0007-000 |
| 2-4299 | 4299 W. COLLEGE AVE W | 713-0008-000 |
| 3-4277 | 4277 W. COLLEGE AVE W | 713-0009-000 |
| 3-4279 | 4279 W. COLLEGE AVE W | 713-0010-000 |
| 3-4281 | 4281 W. COLLEGE AVE W | 713-0011-000 |
| 3-4283 | 4283 W. COLLEGE AVE W | 713-0012-000 |
| 4-4269 | 4269 W. COLLEGE AVE W | 713-0013-000 |
| 4-4271 | 4271 W. COLLEGE AVE W | 713-0014-000 |
| 4-4273 | 4273 W. COLLEGE AVE W | 713-0015-000 |
| 4-4275 | 4275 W. COLLEGE AVE W | 713-0016-000 |
| 5-4261 | 4261 W. COLLEGE AVE W | 713-0017-000 |
| 5-4263 | 4263 W. COLLEGE AVE W | 713-0018-000 |
| 5-4265 | 4265 W. COLLEGE AVE W | 713-0019-000 |
| 5-4267 | 4267 W. COLLEGE AVE W | 713-0020-000 |
| 6-4253 | 4253 W. COLLEGE AVE W | 713-0021-000 |
| 6-4255 | 4255 W. COLLEGE AVE W | 713-0022-000 |
| 6-4257 | 4257 W. COLLEGE AVE W | 713-0023-000 |
| 6-4259 | 4259 W. COLLEGE AVE W | 713-0024-000 |
| 7-4245 | 4245 W. COLLEGE AVE W | 713-0025-000 |
| 7-4247 | 4247 W. COLLEGE AVE W | 713-0026-000 |
| 7-4249 | 4249 W. COLLEGE AVE W | 713-0027-000 |
| 7-4251 | 4251 W. COLLEGE AVE W | 713-0028-000 |
| 8-4237 | 4237 W. COLLEGE AVE W | 713-0029-000 |
| 8-4239 | 4239 W. COLLEGE AVE W | 713-0030-000 |
| 8-4241 | 4241 W. COLLEGE AVE W | 713-0031-000 |
| 8-4243 | 4243 W. COLLEGE AVE W | 713-0032-000 |
| 9-4229 | 4229 W. COLLEGE AVE W | 713-0033-000 |
| 9-4231 | 4231 W. COLLEGE AVE W | 713-0034-000 |
| 9-4233 | 4233 W. COLLEGE AVE W | 713-0035-000 |
| 9-4235 | 4235 W. COLLEGE AVE W | 713-0036-000 |
| 10-4221 | 4221 W. COLLEGE AVE W | 713-0037-000 |
| 10-4223 | 4223 W. COLLEGE AVE W | 713-0038-000 |

| BUILDING - UNIT | ADDRESS | TAX KEY |
|---|---|---|
| 10-4225 | 4225 W. COLLEGE AVE W | 713-0039-000 |
| 10-4227 | 4227 W. COLLEGE AVE W | 713-0040-000 |
| 11-4197 | 4197 W. COLLEGE AVE W | 713-0041-000 |
| 11-4199 | 4199 W. COLLEGE AVE W | 713-0042-000 |
| 11-4201 | 4201 W. COLLEGE AVE W | 713-0043-000 |
| 11-4203 | 4203 W. COLLEGE AVE W | 713-0044-000 |
| 12-4205 | 4205 W. COLLEGE AVE W | 713-0045-000 |
| 12-4207 | 4207 W. COLLEGE AVE W | 713-0046-000 |
| 12-4209 | 4209 W. COLLEGE AVE W | 713-0047-000 |
| 12-4211 | 4211 W. COLLEGE AVE W | 713-0048-000 |
| 13-4213 | 4213 W. COLLEGE AVE W | 713-0049-000 |
| 13-4215 | 4215 W. COLLEGE AVE W | 713-0050-000 |
| 13-4217 | 4217 W. COLLEGE AVE W | 713-0051-000 |
| 13-4219 | 4219 W. COLLEGE AVE W | 713-0052-000 |
| 14-4115 | 4115 W. COLLEGE AVE W | 713-0053-000 |
| 14-4117 | 4117 W. COLLEGE AVE W | 713-0054-000 |
| 14-4119 | 4119 W. COLLEGE AVE W | 713-0055-000 |
| 14-4121 | 4121 W. COLLEGE AVE W | 713-0056-000 |
| 15-4123 | 4123 W. COLLEGE AVE W | 713-0057-000 |
| 15-4125 | 4125 W. COLLEGE AVE W | 713-0058-000 |
| 15-4127 | 4127 W. COLLEGE AVE W | 713-0059-000 |
| 15-4129 | 4129 W. COLLEGE AVE W | 713-0060-000 |
| 16-4107 | 4107 W. COLLEGE AVE W | 713-0061-000 |
| 16-4109 | 4109 W. COLLEGE AVE W | 713-0062-000 |
| 16-4111 | 4111 W. COLLEGE AVE W | 713-0063-000 |
| 16-4113 | 4113 W. COLLEGE AVE W | 713-0064-000 |
| 17-4131 | 4131 W. COLLEGE AVE W | 713-0065-000 |
| 17-4133 | 4133 W. COLLEGE AVE W | 713-0066-000 |
| 17-4135 | 4135 W. COLLEGE AVE W | 713-0067-000 |
| 17-4137 | 4137 W. COLLEGE AVE W | 713-0068-000 |
| 18-4139 | 4139 W. COLLEGE AVE W | 713-0069-000 |
| 18-4141 | 4141 W. COLLEGE AVE W | 713-0070-000 |
| 18-4143 | 4143 W. COLLEGE AVE W | 713-0071-000 |
| 18-4145 | 4145 W. COLLEGE AVE W | 713-0072-000 |
| 19-4147 | 4147 W. COLLEGE AVE W | 713-0073-000 |
| 19-4149 | 4149 W. COLLEGE AVE W | 713-0074-000 |
| 19-4151 | 4151 W. COLLEGE AVE W | 713-0075-000 |
| 19-4153 | 4153 W. COLLEGE AVE W | 713-0076-000 |
| 20-4155 | 4155 W. COLLEGE AVE W | 713-0077-000 |
| 20-4157 | 4157 W. COLLEGE AVE W | 713-0078-000 |
| 20-4159 | 4159 W. COLLEGE AVE W | 713-0079-000 |
| 20-4161 | 4161 W. COLLEGE AVE W | 713-0080-000 |
| 21-4189 | 4189 W. COLLEGE AVE W | 713-0081-000 |

| BUILDING - UNIT | ADDRESS | TAX KEY |
|---|---|---|
| 21-4191 | 4191 W. COLLEGE AVE W | 713-0082-000 |
| 21-4193 | 4193 W. COLLEGE AVE W | 713-0083-000 |
| 21-4195 | 4195 W. COLLEGE AVE W | 713-0084-000 |
| 22-4181 | 4181 W. COLLEGE AVE W | 713-0085-000 |
| 22-4183 | 4183 W. COLLEGE AVE W | 713-0086-000 |
| 22-4185 | 4185 W. COLLEGE AVE W | 713-0087-000 |
| 22-4187 | 4187 W. COLLEGE AVE W | 713-0088-000 |
| 23-4165 | 4165 W. COLLEGE AVE W | 713-0089-000 |
| 23-4167 | 4167 W. COLLEGE AVE W | 713-0090-000 |
| 23-4169 | 4169 W. COLLEGE AVE W | 713-0091-000 |
| 23-4171 | 4171 W. COLLEGE AVE W | 713-0092-000 |
| 24-4173 | 4173 W. COLLEGE AVE W | 713-0093-000 |
| 24-4175 | 4175 W. COLLEGE AVE W | 713-0094-000 |
| 24-4177 | 4177 W. COLLEGE AVE W | 713-0095-000 |
| 24-4179 | 4179 W. COLLEGE AVE W | 713-0096-000 |
| 25-4085 | 4085 W. COLLEGE AVE W | 713-0097-000 |
| 25-4087 | 4087 W. COLLEGE AVE W | 713-0098-000 |
| 25-4089 | 4089 W. COLLEGE AVE W | 713-0099-000 |
| 25-4091 | 4091 W. COLLEGE AVE W | 713-0100-000 |
| 26-4077 | 4077 W. COLLEGE AVE W | 713-0101-000 |
| 26-4079 | 4079 W. COLLEGE AVE W | 713-0102-000 |
| 26-4081 | 4081 W. COLLEGE AVE W | 713-0103-000 |
| 26-4083 | 4083 W. COLLEGE AVE W | 713-0104-000 |
| 27-4093 | 4093 W. COLLEGE AVE W | 713-0105-000 |
| 27-4095 | 4095 W. COLLEGE AVE W | 713-0106-000 |
| 27-4097 | 4097 W. COLLEGE AVE W | 713-0107-000 |
| 27-4099 | 4099 W. COLLEGE AVE W | 713-0108-000 |
| 28-4069 | 4069 W. COLLEGE AVE W | 713-0109-000 |
| 28-4071 | 4071 W. COLLEGE AVE W | 713-0110-000 |
| 28-4073 | 4073 W. COLLEGE AVE W | 713-0111-000 |
| 28-4075 | 4075 W. COLLEGE AVE W | 713-0112-000 |
| 29-4053 | 4053 W. COLLEGE AVE W | 713-0113-000 |
| 29-4055 | 4055 W. COLLEGE AVE W | 713-0114-000 |
| 29-4057 | 4057 W. COLLEGE AVE W | 713-0115-000 |
| 29-4059 | 4059 W. COLLEGE AVE W | 713-0116-000 |
| 30-4045 | 4045 W. COLLEGE AVE W | 713-0117-000 |
| 30-4047 | 4047 W. COLLEGE AVE W | 713-0118-000 |
| 30-4049 | 4049 W. COLLEGE AVE W | 713-0119-000 |
| 30-4051 | 4051 W. COLLEGE AVE W | 713-0120-000 |
| 31-4061 | 4061 W. COLLEGE AVE W | 713-0121-000 |
| 31-4063 | 4063 W. COLLEGE AVE W | 713-0122-000 |
| 31-4065 | 4065 W. COLLEGE AVE W | 713-0123-000 |
| 31-4067 | 4067 W. COLLEGE AVE W | 713-0124-000 |

| BUILDING - UNIT | ADDRESS | TAX KEY |
|---|---|---|
| 32-4037 | 4037 W. COLLEGE AVE W | 713-0125-000 |
| 32-4039 | 4039 W. COLLEGE AVE W | 713-0126-000 |
| 32-4041 | 4041 W. COLLEGE AVE W | 713-0127-000 |
| 32-4043 | 4043 W. COLLEGE AVE W | 713-0128-000 |
| 33-4029 | 4029 W. COLLEGE AVE W | 713-0129-000 |
| 33-4031 | 4031 W. COLLEGE AVE W | 713-0130-000 |
| 33-4033 | 4033 W. COLLEGE AVE W | 713-0131-000 |
| 33-4035 | 4035 W. COLLEGE AVE W | 713-0132-000 |
| 34-4013 | 4013 W. COLLEGE AVE W | 713-0133-000 |
| 34-4015 | 4015 W. COLLEGE AVE W | 713-0134-000 |
| 34-4017 | 4017 W. COLLEGE AVE W | 713-0135-000 |
| 34-4019 | 4019 W. COLLEGE AVE W | 713-0136-000 |
| 35-4021 | 4021 W. COLLEGE AVE W | 713-0137-000 |
| 35-4023 | 4023 W. COLLEGE AVE W | 713-0138-000 |
| 35-4025 | 4025 W. COLLEGE AVE W | 713-0139-000 |
| 35-4027 | 4027 W. COLLEGE AVE W | 713-0140-000 |
| 36-4005 | 4005 W. COLLEGE AVE W | 713-0141-000 |
| 36-4007 | 4007 W. COLLEGE AVE W | 713-0142-000 |
| 36-4009 | 4009 W. COLLEGE AVE W | 713-0143-000 |
| 36-4011 | 4011 W. COLLEGE AVE W | 713-0144-000 |
| 37-3989 | 3989 W. COLLEGE AVE W | 713-0145-000 |
| 37-3991 | 3991 W. COLLEGE AVE W | 713-0146-000 |
| 37-3993 | 3993 W. COLLEGE AVE W | 713-0147-000 |
| 37-3995 | 3995 W. COLLEGE AVE W | 713-0148-000 |
| 38-3997 | 3997 W. COLLEGE AVE W | 713-0149-000 |
| 38-3999 | 3999 W. COLLEGE AVE W | 713-0150-000 |
| 38-4001 | 4001 W. COLLEGE AVE W | 713-0151-000 |
| 38-4003 | 4003 W. COLLEGE AVE W | 713-0152-000 |
| 39-3901 | 3901 W. COLLEGE AVE W | 713-0153-000 |
| 39-3903 | 3903 W. COLLEGE AVE W | 713-0154-000 |
| 39-3905 | 3905 W. COLLEGE AVE W | 713-0155-000 |
| 39-3907 | 3907 W. COLLEGE AVE W | 713-0156-000 |
| 40-3909 | 3909 W. COLLEGE AVE W | 713-0157-000 |
| 40-3911 | 3911 W. COLLEGE AVE W | 713-0158-000 |
| 40-3913 | 3913 W. COLLEGE AVE W | 713-0159-000 |
| 40-3915 | 3915 W. COLLEGE AVE W | 713-0160-000 |
| 41-3917 | 3917 W. COLLEGE AVE W | 713-0161-000 |
| 41-3919 | 3919 W. COLLEGE AVE W | 713-0162-000 |
| 41-3921 | 3921 W. COLLEGE AVE W | 713-0163-000 |
| 41-3923 | 3923 W. COLLEGE AVE W | 713-0164-000 |
| 42-3925 | 3925 W. COLLEGE AVE W | 713-0165-000 |
| 42-3927 | 3927 W. COLLEGE AVE W | 713-0166-000 |
| 42-3929 | 3929 W. COLLEGE AVE W | 713-0167-000 |

| BUILDING - UNIT | ADDRESS | TAX KEY |
|---|---|---|
| 42-3931 | 3931 W. COLLEGE AVE W | 713-0168-000 |
| 43-3933 | 3933 W. COLLEGE AVE W | 713-0169-000 |
| 43-3935 | 3935 W. COLLEGE AVE W | 713-0170-000 |
| 43-3937 | 3937 W. COLLEGE AVE W | 713-0171-000 |
| 43-3939 | 3939 W. COLLEGE AVE W | 713-0172-000 |
| 44-3941 | 3941 W. COLLEGE AVE W | 713-0173-000 |
| 44-3943 | 3943 W. COLLEGE AVE W | 713-0174-000 |
| 44-3945 | 3945 W. COLLEGE AVE W | 713-0175-000 |
| 44-3947 | 3947 W. COLLEGE AVE W | 713-0176-000 |
| 45-3949 | 3949 W. COLLEGE AVE W | 713-0177-000 |
| 45-3951 | 3951 W. COLLEGE AVE W | 713-0178-000 |
| 45-3953 | 3953 W. COLLEGE AVE W | 713-0179-000 |
| 45-3955 | 3955 W. COLLEGE AVE W | 713-0180-000 |
| 46-3957 | 3957 W. COLLEGE AVE W | 713-0181-000 |
| 46-3959 | 3959 W. COLLEGE AVE W | 713-0182-000 |
| 46-3961 | 3961 W. COLLEGE AVE W | 713-0183-000 |
| 46-3963 | 3963 W. COLLEGE AVE W | 713-0184-000 |
| 47-3981 | 3981 W. COLLEGE AVE W | 713-0185-000 |
| 47-3983 | 3983 W. COLLEGE AVE W | 713-0186-000 |
| 47-3985 | 3985 W. COLLEGE AVE W | 713-0187-000 |
| 47-3987 | 3987 W. COLLEGE AVE W | 713-0188-000 |
| 48-3965 | 3965 W. COLLEGE AVE W | 713-0189-000 |
| 48-3967 | 3967 W. COLLEGE AVE W | 713-0190-000 |
| 48-3969 | 3969 W. COLLEGE AVE W | 713-0191-000 |
| 48-3971 | 3971 W. COLLEGE AVE W | 713-0192-000 |
| 49-3973 | 3973 W. COLLEGE AVE W | 713-0193-000 |
| 49-3975 | 3975 W. COLLEGE AVE W | 713-0194-000 |
| 49-3977 | 3977 W. COLLEGE AVE W | 713-0195-000 |
| 49-3979 | 3979 W. COLLEGE AVE W | 713-0196-000 |