DISCLOSURE MATERIALS

FOR

1333 Camden Way, a Condominium
1333 Camden Way, Waukesha, WI 53186

DECLARANT: Walddorf Construction Corp.
990 Holly Ridge Court
Brookfield, WI 53005

DECLARANT'S AGENCY: Banting Realty Company, Inc.
123 West Broadway
Waukesha, WI 53186

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSIT MADE.

INDEX

The disclosure materials the Declarant is required by law to provide to each prospective condominium purchaser contains the following documents and exhibits:

1. Declaration. The Declaration establishes and describes the condominium, the units and common areas. The Declaration begins on page 1.

2. By-Laws. The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws also set forth the operation of the Association which governs the operation of the Condominium. The By-Laws begin on page 12.

3. Articles of Incorporation. There are no Articles of Incorporation.

4. Management or Employment Contracts. Certain services are provided to the Condominium through contracts with individuals or private firms. These contracts begin on page 17.

5. Annual operation budget. The Association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The Budget begins on page 18.

6. Leases. There are no leases affecting the Condominium.

7. Expansion plans. There are no expansion plans with regard to the Condominium.

8. Floor plan and map. The Declarant has provided a floor plan of the unit being offered for sale and a map of the Condominium which shows the location of the unit you are considering and all facilities and common areas which are part of the Condominium. The floor plan and map being on page 19.

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DECLARATION OF CONDOMINIUM

OF

1333 Camden Way, a Condominium

This Declaration is made pursuant to the Condominium Ownership Act, Chapter 703, Wisconsin Statutes (1977), by Walddorf Construction Corp., a Wisconsin Corporation, under the laws of the State of Wisconsin, hereafter referred to as "Declarant."

Therefore, Declarant as the fee owner thereof, hereby declares that all of the property hereinafter described shall be held, sold and conveyed subject to Chapter 703 Wisconsin Statutes (1977) in Condominium form of use and ownership:

> Lot 12 in THE WOODS, being a subdivision of part of the Northeast 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

ARTICLE I

DESCRIPTION OF BUILDING AND UNITS

Section 1. BUILDING. There shall be one (1) main building on the real estate described above which shall contain a total of four (4) units. Said building shall be a basement and two stories in height. In addition there shall be as part of the building four (4) garages and outdoor parking facilities. The building is to be located on the real estate as indicated in the survey marked Exhibit "A" attached hereto and made a part of this Declaration.

Section 2. UNIT. There shall be a total of four (4) condominium units in this condominium designated as follows:

1333 Camden Way, Unit 1
1333 Camden Way, Unit 2
1333 Camden Way, Unit 3
1333 Camden Way, Unit 4

A unit is that part of a building intended for individual, private use, comprised of one or more levels of space having outer boundaries formed by the interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames of the buildings, as said boundaries are shown on the building and floor plans attached hereto as Exhibit "B", together with all fixtures and improvements therein contained. Additionally, each unit shall consist of a garage and outdoor parking area as shown on Exhibit "B". Unit 2 shall also include a second floor deck as shown on Exhibit "B". Units 1 and 4 shall each also include a patio as shown on Exhibit "B".

Each unit shall include the water heater, heating system, air conditioning system, plumbing system and electrical system servicing the said unit.

ARTICLE II

COMMON AREAS AND FACILITIES

The common areas and facilities shall consist of all of 1333 Camden Way, a Condominium, improvements and appurtenances except the individual units as defined hereunder, including without limitation: the land on which the building is located, the bearing walls, the floors and ceiling (except the interior surfaces thereof, which form the outer boundaries of each unit), roofs, foundations, centralized utility services, public utility lines, water and sewer laterals, outside walls, gutters, beams and supports, structural parts of the building, and the walks, driveways, and landscaping.

Each unit owner shall have the right and easement of enjoyment in and to the common areas and facilities which shall be appurtenant to and shall pass with the title to each unit. Easements are hereby granted and declared for the benefit of all the unit owners, and the association of unit owners for the installation, maintenance and repair of common utility service in and on any part of the common areas or units.

There shall be no obstruction of the common areas or facilities, nor shall anything be kept or stored on any part of the common areas or facilities without the prior written agreement of the owners of all units. Nothing shall be altered on, constructed in, or removed from the common areas or facilities except upon the prior written agreement of the owners of all units.

ARTICLE III

PERCENTAGE OF OWNERSHIP IN COMMON AREAS

Each unit owner shall own an undivided interest in the common areas and facilities as a tenant in common with all other unit owners and, except

as otherwise limited in this Declaration, shall have the right to use and occupy the common areas and facilities for all purposes incident to the use and occupancy of his unit as a place of residence, and such other incidental uses permitted by this Declaration, which right shall be appurtenant to and run with his unit. The percentage of such undivided interest in the common areas and facilities appertaining to each unit and its owner shall be as follows:

Unit 1	25%
Unit 2	25%
Unit 3	25%
Unit 4	25%

The common expenses of the property shall be charges to the unit owners according to the respective percentages of the undivided interest in the common areas and facilities appertaining to each unit.

The percentage of the undivided interest in the common areas and facilities shall not be separated from the unit to which it appertains. No unit owner shall execute any deed, mortgage, lease or other instrument affecting title to such unit ownership without including therein both his interest in the unit and his corresponding percentage of ownership in the common areas and facilities, it being the intention hereof to prevent any severence of such combined ownership. Any such deed, mortgage, lease or other instrument proporting to affect the one without including also the other shall be deemed and taken to include the interests so omitted even though the latter is not expressly mentioned or described therein.

ARTICLE IV

USE OF BUILDING AND UNITS

The building and the units therein contained are intended for and restricted exclusively to residential use as governed by the terms and conditions contained herein and the By-laws of the Association.

ARTICLE V

ASSOCIATION OF UNIT OWNERS

Section 1. ORGANIZATION. The affairs of the Condominium shall be governed by an association known as 1333 Camden Way Condominium Association, which may be incorporated as a non-profit corporation under the laws of the State of Wisconsin. All unit owners shall be members of the Association.

Section 2. OBLIGATIONS. Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-laws and the rules and regulations of the Association.

Section 3. VOTING RIGHTS. Each unit owner shall be entitled to one vote for each unit owned at all meetings of the Association. The vote of each unit shall be exercised as the unit owners determine, but in no event shall more than one vote be cast with respect to any unit. There can be no split vote.

Section 4. DECLARANT CONTROL. For a period ending with a date not exceeding three (3) years from the date the first condominium unit is conveyed by the Declarant or thirty (30) days after the conveyance of three (3) condominium units by the Declarant, whichever is earlier, the Declarant reserves a right exclusively unto it to exercise the powers and responsibilities otherwise assigned by this Declaration or the Condominium Ownership Act, Chapter 703, Wis. Stats. (1977) to the Association or its officers, except as provided in the Condominium Ownership Act, Chapter 703, Wis. Stats. (1977).

ARTICLE VI

REPAIRS AND MAINTENANCE

Section 1. COMMON AREAS AND FACILITIES. The Association shall be responsible for the management and control of

the common areas and facilities and shall cause the same to be kept in good, clean, attractive and sanitary condition, order and repair. Without in any way limiting the foregoing this shall include all painting, repairing and decorating of exteriors, maintenance and repair of walks, drives, and access routes, and maintenance of all grounds and landscapings and snow removal.

Section 2. OUTSIDE PARKING AREA. Each unit owner shall be responsible for the management and control of the outside parking area assigned to his unit and shall keep the same in good, clean and attractive and sanitary condition, order and repair. The Association shall be responsible for the maintenance of the parking surface (except where such maintenance is needed as the result of the negligence of the unit owner or his guest) and the snow removal from the outdoor parking areas.

Section 3. UNIT. Except for the outside parking areas of the unit, each unit owner shall be responsible for keeping the interior of his unit and all of its equipment, fixtures, and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting and varnishing which may, at any time, be necessary to maintain the good appearance and condition of his unit. Without in any way limiting the foregoing, each unit owner shall be responsible for the maintenance, repair or replacement of any plumbing, plumbing fixtures, electrical wiring, lighting fixtures, windows and screens, refrigerators, air conditioning equipment, heating system, water heater, dishwashers, disposal, laundry equipment such as washers and dryers, ranges or other equivalent which may be in, or connected with, the unit.

Section 4. ENTRY FOR REPAIRS. The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any

BY-LAW AMENDMENT - EFFECTIVE AUGUST 1, 1992

ARTICLE VI

PARKING

Section 2. Each unit owner shall have one outside free parking space directly behind the unit's garage, used exclusively by the unit owner. This space shall be referred to as assigned parking. Additional parking spaces shall need a permit and be assessed a user's fee.

FEE SCHEDULE:

1. One extra car $15.00 per month
2. Two extra cars $25.00 per month
3. Visitor permit - If space is available, free to visitor for a 3 day maximum per guest, per month. Over 3 days, if space is available, $2.00 per day.
4. For unit owners not using their assigned parking space, their guests may park free in this area.

No unit may use more than one extra parking space. (ex: The one assigned and one extra with a permit). The Condo Association may grant additional parking for a unit on a limited basis, if space allows and access to garages is not impaired.

All fees shall be paid in advance. No refunds shall be given for a partial month. Failure to pay fees shall be deemed an arrearage. See Articles VI and IX.

The following shall be restricted from parking in the lot:

Recreational vehicles, inoperable vehicles, boats, trailers, unregistered vehicles, uninsured vehicles, cycles and cars without mufflers.

The Condo Association shall not assume any responsibility for damage or theft to any vehicle in the parking lot.

Guests/visitors shall be encouraged to use street parking when possible.

The Condo Association reserves the right to refuse parking permits based on limited space, loud distrubing behavior, failure to pay fees, or uneven distribution of usage.

PARKING PERMIT

1333 CAMDEN WAY CONDO ASSOCIATION

UNIT # _____ DATE_____

I hereby request usage of additional parking.

Length of time_____

_____

Reason_____

_____

Make of car_____Model_____

License_____Year_____

Owner_____

Insurance Company_____

I understand that as a unit owner, I will be responsible for any damages done by this vehicle or its owner. I further understand that this vehicle will need to be removed for snow plowing or maintenance done in the general parking area. I further understand that the Condo Association assumes no responsibility for this vehicle (ex: theft, vandalism etc.).

Signed:_____
Condo Owner

Signed:_____
Car owner

Approval: Granted_____ Rejected_____

Secretary/Treasurer:_____

NOTE: This permit must be kept in the Condo Association records.

maintenance, construction or repair of public utilities and for any other matters for which the Association is responsible. Such entry shall be made with prior notice to the owners and with as little inconvenience to the owners as practical and any damage caused thereby shall be repaired by the Association and treated as a common expense.

ARTICLE VII

DESTRUCTION AND RECONSTRUCTION

In the event of a partial or total destruction of the building or any common areas or facilities, they shall be repaired and rebuilt as soon as practical and substantially to the same design, plan and specifications as originally built unless within ninety (90) days of the date of the damage or destruction, by affirmative vote of at least 75% of the total number of members of the Association entitled to vote, it is determined not to rebuild or repair. In such event, the provisions of Section 703.18 of the Wis. Stats. shall be applicable.

The proceeds of any insurance provided by the Association and collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction. The Association shall have the right to levy assessments in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

ARTICLE VIII

INSURANCE

The Association shall obtain and continue in effect insurance coverage on each unit and all of the common areas and facilities affording protection against the loss or damage by fire and such other hazards covered by a standard extended coverage endorsement and such other

risks or hazards as from time to time shall be customarily covered with respect to buildings similar in construction, location and use in an amount not less than the full replacement value of the property insured. In addition to the aforesaid insurance coverage, the Association shall obtain public liability insurance in an amount not less than $500,000 per occurrence and with such coverage as may be suitable under the circumstances. Insurance premiums shall be common expenses. The Association shall provide each unit owner with a memorandum of the casualty and liability policies.

ARTICLE IX

LIABILITY FOR COMMON EXPENSES

The cost of administration of the Association, insurance, repair, maintenance, snow removal and other expenses of the common areas and facilities, and common services provided to the unit owners including municipal water and sewer service, shall be paid for by the Association. The Association shall make assessments against the unit owners, as well as the units themselves, for such common expenses in accordance with the percentage of the undivided interest in the common areas and facilities relating to each unit, in the manner provided in the By-laws of the Association. No unit owner may exempt himself or his unit ownership from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the common areas and facilities or services or by the abandonment of his unit; and no conveyance shall relieve the unit owner-Grantor or his unit of such liability, and he shall be jointly, severely and personally liable along with his Grantee in any such conveyance for the common expenses incurred up to the date of conveyance, until all expenses charged to his unit have been paid.

All common expenses and assessments, when due, shall immediately become a personal debt of the unit owner and also a lien, until paid, against his unit, as provided in the Condominium Ownership Act, Chapter 703, Wis. Stats. (1977), without the necessity of filing such liens, and this provision shall constitute sufficient notice to all successors of title to units.

ARTICLE X

NO WAIVER OF STRICT PERFORMANCE

The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a unit owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

ARTICLE XI

NOTICES

All notices and other documents required to be given by this Declaration shall be sufficient if given to one registered owner of a unit regardless of the number of owners who may have an interest therein.

ARTICLE XI

NOTICES (ADDITION)

All notices and other documents shall be given to the Secretary/Treasurer to be placed in the official records of the Association.

ARTICLE XII

SERVICE OF PROCESS

The person to receive service of process shall be H. H. Walz, 990 Holly Ridge Court, Brookfield, Wisconsin 53005, or such other person as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the Register of Deeds of Waukesha County, Wisconsin.

ARTICLE XIII

SEVERABILITY

Invalidation of anyone 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.

IN WITNESS WHEREOF, Walddorf Construction Corp., a Wisconsin Corporation, by H. H. Walz, its President and Kathleen Walz its Secretary, has caused this Declaration to be executed at Waukesha, Wisconsin, this ____ day of _____ _____, 1981.

WALDDORF CONSTRUCTION CORP.

By:_____
H. H. Walz, President

By:_____
Kathleen Walz, Secretary

STATE OF WISCONSIN)
) ss.
COUNTY OF)

Personally came before me this _____ day of _____, 1981, the above named H. H. Walz and Kathleen Walz, to me known

to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin

My Commission:_____

This Instrument was drafted by:

Attorney James R. Sommers
P. O. Box 1136
Waukesha, WI 53187

BY-LAWS

OF

1333 Camden Way Condominium Association

ARTICLE I

FORM OF ADMINISTRATION

Section 1. The Association shall be unincorporated, but may be incorporated without the necessity of amending these By-Laws by the Board of Directors.

Section 2. The duties of the Association shall be delegated to a Board of Directors.

ARTICLE II

ADDRESS OF THE ASSOCIATION

The mailing address of the Association shall be the address of the agent for service of process as indicated in the Declaration or as thereafter changed by recording with the Register of Deed's office, Waukesha County, Wisconsin.

ARTICLE III

MEMBERS' MEETINGS

Section 1. An annual meeting of the members of the Association shall be held on the 3rd Saturday of October of each year at 9:00 a.m. Said meeting shall be held at such place as the Board of Directors shall agree upon. Not less than ten (10) days prior written notice of the annual meeting shall be given to each unit owner by the Board of Directors. Said notice shall be in writing and be mailed by regular mail to the unit owner at his address or by personal delivery thereof.

ARTICLE III

MEMBERS' MEETINGS

Section 1. An annual meeting shall be held at a time agreeable to the Owners.

PRESIDING OFFICER

Section 5. The President shall call the meeting to order and present an agenda. The Secretary/Treasurer shall keep the minute books and the records of expenditures and receipts of maintenance fees.

Section 2. SPECIAL MEETINGS. Special meetings of the members may be held at any place upon call of the Board of Directors. Unless a greater notice is required by law, ten (10) days notice must be given for special meetings. Notice of such meetings shall be in writing and mailed by regular mail or personal delivery to the unit owners. Notice of such meetings may be waived by any member and such notice will be conclusively deemed to have been waived by any member who is actually present.

Section 3. QUORUM. At any meeting of the members, a quorum shall be considered present if three-quarters (3/4) of all the unit owners entitled to vote are present, either in person or by proxy, and in the absence of a quorum, the meeting shall be adjourned from time to time until a quorum shall be present.

Section 4. VOTING. At the meeting of the members, each member shall be entitled to the voting power indicated in the Declaration.

Section 5. PRESIDING OFFICER. At each meeting of the members the members shall elect a presiding officer to preside over the meeting. The presiding officer shall keep the minute book for recording the resolutions of the Association and shall count the votes at the meeting of the members.

ARTICLE IV

BOARD OF DIRECTORS

Section 1. NUMBER AND SELECTION OF DIRECTORS. At the annual meeting the members shall elect four (4) persons to the Board of Directors to serve until the next annual meeting. The Board of Directors shall be elected from those persons who are then unit owners. Each unit must be represented by one of its unit owners on the Board of Directors. If before the next annual meeting a unit is

conveyed the new owners of that unit shall designate one of the owners to replace the former unit owner on the Board of Directors.

Section 2. POWERS AND DUTIES. The Board of Directors shall have all powers and duties of the Association conferred by law as limited by the Declaration and these By-Laws.

ARTICLE V

MANAGING AGENT

There is no present manager or managing agent. The Association may, from time to time, employ a manager.

ARTICLE VI

DUES AND ASSESSMENTS

Monthly, each unit owner shall pay to the Association by delivery to that person designated by the Board of Directors the monthly assessment set by the Board of Directors for the payment of the common expenses as set forth in the Declaration. The monthly assessment shall be paid on or before the 5th day of each month. The initial monthly assessment until changed by the Board of Directors shall be $28. Unpaid monthly assessments shall bear interest at the rate of 12% per year from the date due until paid. The collection of the assessment shall be controlled by the Declaration and applicable Wisconsin Statutes.

ARTICLE VII

MANNER OF BORROWING MONEY

The Condominium Association has no right to borrow money.

ARTICLE VI

DUES AND ASSESSMENTS

On April 20, 2005 a general meeting was called for all members to attend.

Present were: Norma Gatzow Unit # 1, David Kopidlansky # 2,

Jane Wall Unit # 3 and Gwen Eckman Unit # 4.

An increase of dues is necessary to cover the ongoing inflationary costs of contracted services. All members agreed to raise the monthly maintenance fee $10.00

As of May 1, 2005 our monthly dues will be $85.00 and will remain at that amount until the Association members agree an increase in dues is needed.

ARTICLE VI

DUES AND ASSESSMENTS

On April 6, 2008 a general meeting was called for all members to attend. Present were: Norma Gatzow Unit # 1, Cindy and Michael Neiman # 2, Jane Wall Unit # 3 and Gwen Eckman Unit # 4.

The maintenance fees have to be increased due to the inflationary costs of all services rendered. All members agreed to raise the monthly fee $20.00. As of May 1, 2008 our monthly dues will be $105.00 and will remain at that amount until the Association members agree an increase in dues is needed.

ARTICLE VI

DUES AND ASSESSMENTS

On August 16, 2010 a general meeting was called for all members to attend. Present were: Norma Gatzow Unit # 1, Cindy and Michael Neiman # 2, Jane Wall Unit # 3 and Gwen Eckman Unit # 4.

The maintenance fees have to be increased due to the inflationary costs of all services rendered. All members agreed to raise the monthly fee $15.00. As of October 1, 2010 our monthly dues will be $120.00 and will remain at that amount until the Association members agree an increase in dues is needed.

ARTICLE VI

DUES AND ASSESSMENTS

An agreement was made October 30, 2018 among the four Condo Owners/Members regarding our current $120.00 monthly maintenance fee.

Owners/Members are: Norma Gatzow Unit # 1, Sarah Shea Unit # 2, Jane Wall Unit # 3 and Gwen Eckman Unit # 4.

The increase in service provider fees continually rises.

All Owners/Members agreed to raise the monthly maintenance fee $15.00.

As of January 1, 2019, our monthly dues will be $135.00, and will remain at that amount until the Association Members agree an increase in dues is needed.

ARTICLE VI

DUES AND ASSESSMENTS

An agreement was made on February 13, 2021 among the four Condo Owners/Members regarding our current $135.00 monthly maintenance fee.

Owners/Members are: Jennifer & Bryan Stokes Unit # 1, Sarah Shea Unit # 2, Jane Wall Unit # 3 and Gwen Eckman Unit # 4.

The increase in service provider fees continually rises.

All Owners/Members agreed to raise the monthly fee $25.00.

As of April 1, 2021, our monthly dues will be $160.00, and will remain at that amount until the Association Members agree an increase in dues is needed.

ARTICLE VI

DUES AND ASSESSMENTS

On February 9, 2022, the four Condo Owners/Members were notified for the necessity for an increase in our current monthly maintenance fee.

Owners/Members are: Jennifer & Bryan Stokes Unit # 1, Nate Janczak Unit # 2, Jane Wall Unit # 3 and Gwen Eckman Unit # 4.

Our current monthly maintenance fees of $160.00 will be increased to $190.00 per month as of April 1, 2022

ARTICLE VI

DUES AND ASSESSMENTS

On May 22, 2023, the four (4) Condo Owners/Members were notified for the necessity for an increase in our current monthly maintenance fee.

Owners/Members are: Jennifer Rokus Unit # 1, Nate Janczak Unit # 2 Jane Wall Unit # 3 and Gwen Eckman Unit # 4.

Our current monthly fees of $190.00 will be increased to

$220.00 per month as of July 1, 2023.

ARTICLE VIII

ACQUIRING AND CONVEYING PROPERTY

The Condominium Association has no right to acquire and/or convey real property.

ARTICLE IX

PROHIBITION OF VOTING AT MEETINGS

Any unit owner shall be prohibited from voting at a meeting of the Association and any member of the Board of Directors shall be prohibited from voting at a meeting of the Board of Directors if the Association has recorded a Statement of Condominium Lien on the person's unit and the amount necessary to release the lien has not been paid at the time of the meeting.

ARTICLE X

PETS

No dogs, cats, or similar pets shall be kept in the unit or on the common areas and facilities, except that a unit owner purchasing the unit initially from the Declarant and owning a dog, cat or similar pet shall be allowed to keep that dog, cat or similar pet in his unit provided it does not bother the other unit owners and occupants of the other units or hinder their use and enjoyment of the common areas and facilities. This exception shall only apply to the dog, cat or similar pet owned by the unit owner purchasing the unit from the Declarant at the time of purchase.

IN WITNESS WHEREOF, Walddorf Construction Corp., by its President, H. H. Walz, and its Secretary, Kathleen

ARTICLE X

PETS CONTINUED

1. Each unit is allowed to have one (1) cat or one (1) dog. Dogs are not to exceed 45 pounds.

2. There shall be no unsupervised pets allowed on the premises at any time. Pets when outside, must be on a leash at all times and pet owner shall not leave an unsupervised pet leashed on the premises.

3. Noisy or unruly pets that cause repeated legitimate complaints will not be allowed to remain on the premises.

4. Breeding of any type animal on the premises is prohibited.

5. Pet owners are responsible for the immediate removal of all pet feces from the common areas.

6. Pet owners will be liable for any and all damages caused by their pets.

7. Any pet that is to reside on the premises must be considered a domesticated animal and must be the type that would normally stay inside the pet owner's unit. Any animal that is considered vicious or a threat to other residents will not be permitted to reside on the premises. Several breeds are automatically prohibited those being, Pit bulls, Rottweilers and Dobermans.

Norma Ann Gatzow 9/27/09
Norma Gatzow, Unit # 1 Date

Michael Neiman Cindy Neiman 9/20/09
Michael or Cindy Neiman, Unit # 2 Date

Jane Wall 9/20/09
Jane Wall, Unit # 3 Date

Gwen Eckman 9-20-09
Gwen Eckman, Unit # 4 Date

ARTICLE XI

April 6, 2008

PROHIBITION OF RENTING OR SUBLEASING UNITS

All condominium units shall be occupied by the unit owners. Condominium owners shall be prohibited from renting or subleasing their units.

Norma Jean Gatzow 4-21-08
Norma Gatzow, Unit # 1

4-19-08
Michael or Cindy Neiman, Unit #2

Jane Wall 4/16/08
Jane Wall, Unit # 3

Gwen Eckman 4-18-08
Gwen Eckman, Unit # 4

Walz, has executed these By-Laws on the _____ day of _____, 1981.

WALDDORF CONSTRUCTION CORP.

By:_____
H. H. Walz, President

By:_____
Kathleen Walz, Secretary

STATE OF WISCONSIN)
) ss.
COUNTY OF)

Personally came before me this _____ day of _____, 1981, the above named H. H. Walz and Kathleen Walz, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

My Commission:_____

CONTRACTS

There are no management contracts, employment contracts or contracts affecting the use, maintenance or access of all or part of the Condominium to which it is anticipated the unit owners of the Association will be a party following closing. It is, however, anticipated that the Condominium Association will enter into contracts for maintenance and care of the lawn and for snow removal from the drive and parking area.

PROJECTED ANNUAL OPERATING BUDGET
FOR THE CONDOMINIUM ASSOCIATION

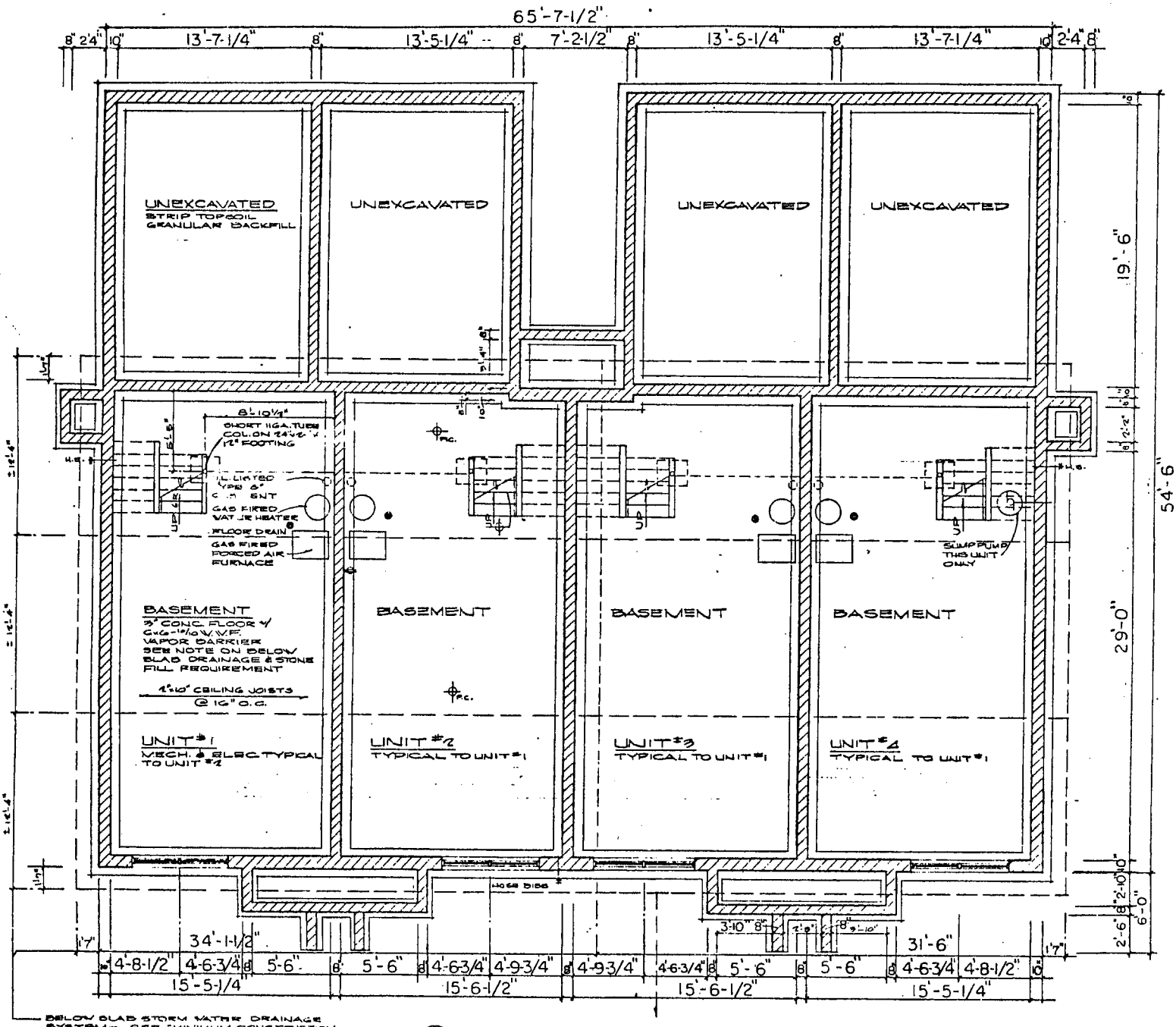
INSURANCE

LAWN CARE AND MAINTENANCE

SNOW REMOVAL

WATER AND SEWER CHARGES

DEFERRED MAINTENANCE



BELOW SLAB STORM WATER DRAINAGE SYSTEM — SEE "MINIMUM CONSTRUCTION EXHIBITS THE WOODS" BY JAHNKE & JAHNKE ASSOC., INC. REVISED DATE 7-8-81 ON FILE W/ CITY OF WAUKESHA FOR DESIGN AND DETAIL REQUIREMENTS

NORTH

BASEMENT/FOUNDATION PLAN

SCALE: 1/4"=1'-0"

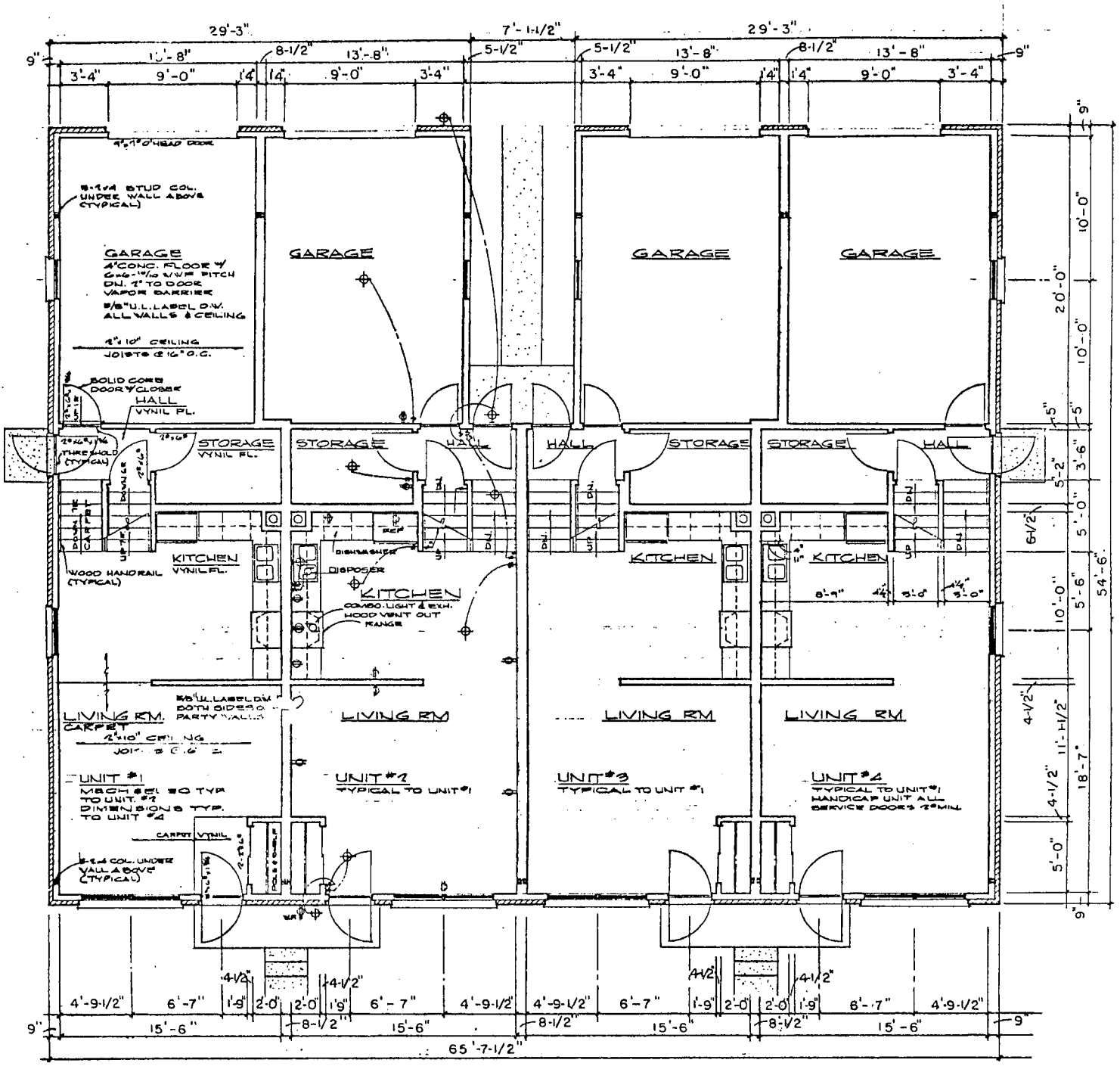
1333 CAMDEN WAY
WAUKESHA, WISCONSIN

WISCONSIN
JOHN W. JAHNKE
S-917
WAUKESHA, WIS.
LAND SURVEYOR

John W. Jahnke

JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 28th day of April, 1981.

EXHIBIT "B-1"



NORTH

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

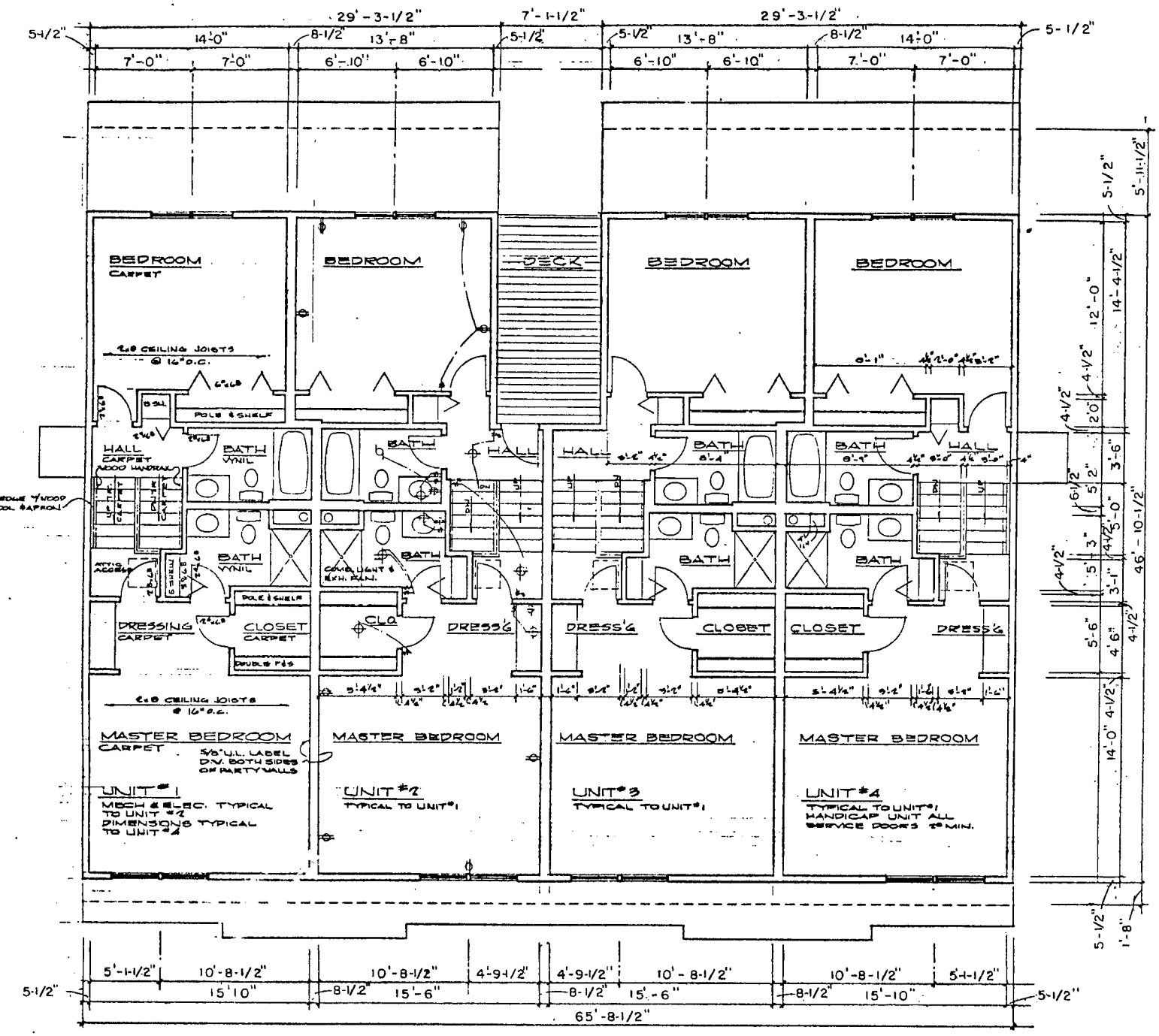
1353 CAMDEN WAY
WAUKESHA, WISCONSIN

John W. Jahnke

JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 28th day of April, 1981.

WISCONSIN
JOHN W. JAHNKE
S-917
WAUKESHA, WIS.
LAND SURVEYOR

EXHIBIT "B-2"



NORTH

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1333 CAMDEN WAY
WAUKESHA, WISCONSIN

WISCONSIN
JOHN W. JAHNKE
S-917
WAUKESHA, WIS.
LAND SURVEYOR

John W. Jahnke

JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 28th day of April, 1981.

EXHIBIT "R-3"

JAHNKE & JAHNKE ASSOCIATES INC.

CONSULTANTS IN

ENGINEERING, PLANNING, SUBDIVISIONS AND SURVEYING

711 W. Moreland Blvd.
Waukesha, Wisconsin 53186

Telephone
542-5797

March 5, 1981

CERTIFICATE OF SURVEYOR:

I, John W. Jahnke, a registered land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify that there is shown in the foregoing condominium Plat of Survey for 1333 Camden Way, City of Waukesha, Wisconsin, a correct representation of the condominium described in the Declaration. The identification and location of each unit and the common elements can be determined from this Plat of Survey and the other documents and drawings attached. Improvements not constructed as of the date of this document are to be constructed as shown on the Plat of Survey.

Dated this 5th day of March, 1981.

JOHN W. JAHNKE - Wis. Reg. No. S-917

WISCONSIN
JOHN W.
JAHNKE
S-917
WAUKESHA,
WIS.
LAND SURVEYOR

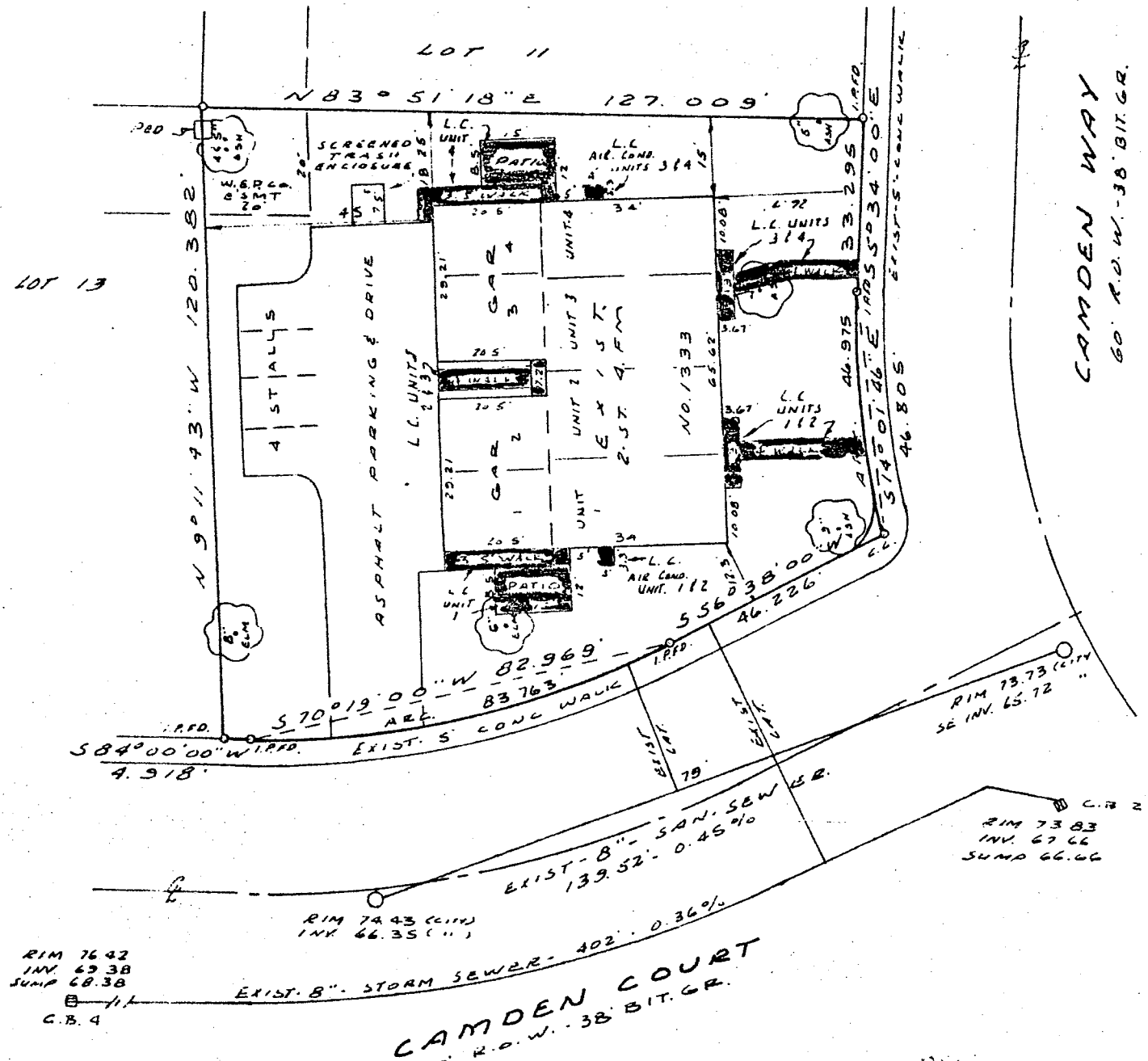
STATE OF WISCONSIN)
COUNTY OF WAUKESHA) ss

Personally came before me this 5th day of March, 1981, the above named JOHN W. JAHNKE, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires September 27, 1981.

JEROME G. WEGNER - NOTARY PUBLIC

NOTE: Limited Common Areas are shaded with the unit serviced designated on the drawing.



STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS A TRUE AND CORRECT REPRESENTATION THEREOF.

Revised: 3/4/81

DATED THIS 31st DAY OF December 80

RICHARD P. JAHNKE - Wis. Reg. No. S-318

JOHN W. JAHNKE - Wis. Reg. No. S-917

DATED THIS 31st DAY OF [illegible] 19[illegible]

PLAT No. P.S. Waukesha 2706 BOOK Waukesha 772 PAGE 57

PLAT No. P.S. Waukesha 2706 BOOK Waukesha 772 PAGE 57