DICLOSURE MATERIALS

FOR

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

Property Address:
W Maple Leaf Circle
Greenfield, WI 53220

1. THESE ARE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITES 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, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

3. YOU MAY AT ANY TIME WITHIN 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 DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU HAVE 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, TO CANCEL IN WRITING THE CONTRACT OF SALE OR, IF THE SELLER DELIVERS A COVER SHEET AND INDEX, TO DELIVER A WRITTEN REQUEST FOR ANY MISSING DOCUMENTS. SEE THE INDEX, IF ANY, FOLLOWING THIS INFORMATION TO DETERMINE IF DOCUMENTS ARE MISSING. IF YOU TIMELY DELIVER A WRITTEN REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. YOU HAVE NO FURTHER RIGHT TO CANCEL THE CONTRACT OF SALE BASED ON THE DOCUMENTS UNLESS THE DOCUMENTS ARE MATERIALLY CHANGED.

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MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

1. **EXECUTIVE SUMMARY: The Executive Summary highlights for a buyer of a condominium unit essential information regarding the condominium. The Executive Summary can be found in Section A.**
2. **DECLARATION: The Declaration establishes and describes the condominium units and the common areas. The declaration can be found in Section B.**
3. **BY-LAWS: The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws can be found in Section C.**
4. **ARTICLES OF INCORPORATION: The operation of a condominium is governed by the association of which each unit owner is a member. Powers, duties and operation of an association are specified in its Articles of Incorporation. The Articles of Incorporation can be found in Section D.**
5. **MANAGEMENT OR EMPLOYMENT CONTRACTS: Certain services are provided to the condominium through contracts with individuals or private firms. These contracts can be found in Section E.**
6. **ANNUAL OPERATING 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 can be found in Section F.**
7. **LEASES: There are no leased facilities at this condominium.**
8. **EXPANSION PLANS: There are no expansion plans in effect at this condominium.**
9. **FLOOR PLAN(S) AND MAP: The seller 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 the common areas which are part of the condominium. The floor plan(s) and map can be found in the Declaration, Section B.**
10. **RULES AND REGULATIONS: The Rules and Regulations for the condominium are promulgated by the association. The Rules and Regulations can be found in Section G.**
11. **STATUTORY RESERVE ACCOUNT: The condominium does not have a Statutory Reserve Account. The Statutory Reserve Account Statement can be found in Section H.**
12. **ARTICLES OF MERGER: The Articles of Merger for the condominium can be found in Section I.**

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION A

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Condominium Name: Maple Leaf 20 Condominium Association, Inc.

This Executive Summary was prepared or revised on January 8, 2024 (insert date).

This Executive Summary highlights some of the information prospective purchasers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a residential condominium unit. The following sections either briefly summarize pertinent information or direct prospective buyers to specific documents, sections and/or pages of the condominium materials that discuss a topic in detail. A section identified with an 🕮 icon may refer a prospective purchaser to specific page numbers or sections of the condominium materials for more information about a topic.

This summary is not intended to replace the prospective purchaser's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents or legal advice.

1. Condominium Association Management and Governance

- Condominium association name Maple Leaf 20 Condominium Association, Inc.
- Association address C/O Hunt Management, 10520 N. Baehr Road, Suite Q, Mequon, WI 53092
- The association is managed:
  - ☐ By the Unit Owners (self-managed)
  - ☒ By a management agent or company
  - ☐ By the declarant (developer) or the declarant's management company
- Person(s) to be contacted for more information about the condominium Hunt Management, Inc.
- Address, phone number, and other contact information for the contact person Hunt Management, Inc. 10520 N. Baehr Road, Suite Q, Mequon, WI 53092, Phone: 262-238-1480, Fax: 262-238-1485 Email: clientservices@huntmanagement.com

🕮 For condominium document references regarding association governance and a condominium contact person, see Bylaws, Article 6.1, Section 6.1.5

2. Parking

- Number of parking spaces assigned to each Unit: 2 Number Outside 2 Inside 2
  - ☐ Common Element ■ Limited Common Element ■ Included as part of the Unit
  - ☐ Separate Non-voting Units ☐ Depends on Individual Transaction [check all that apply]
- Parking fees (include separate maintenance charges, if any) ■ No ☐ Yes, $_____ per _____ Other (*specify*): _____
- Parking assignments reserved or designated on the plat or in the condominium documents: ■ No ☐ Yes -- Where? _____
- Parking spaces assigned to a unit by a separate deed: ■ No ☐ Yes
- Ability to transfer parking spaces between Unit Owners: ☐ No ■ Yes
- Describe parking available for visitors Visitors may park on owner's garage apron, or street streets city ordinances apply.
- Describe any other parking restrictions Vehicles should be parked in garages with the garage door closed when not in use. Recreation and inoperable vehicles are not permitted to be stored on limited common elements.

🕮 For condominium document references to parking, see Declaration, Article 5, Sections 5.2.2 & 5.3.3, and Rules & Regulations, Article 7.13

3. Pets

- Are pets allowed? ☐ No ■ Yes—describe the kinds of pets allowed: Dogs and Cats

♦ Pet rules and restrictions: 2 Dogs or 2 Cats allowed, Must follow city ordinances, all animals must be kept leashed and waste must be immediately removed.

📖 For condominium document references regarding pet rules, see Rules & Regulations, Section 6.7 & Rules & Regulations, Attachment A, City of Greenfield Code of Ordinances

4. Unit Rentals

♦ May Unit Owners rent out their condominium units? ☐ No ■ Yes -- describe the limitations and restrictions on unit rentals: Leasing cap of 10 units for the entire property. Owners must occupy their unit for at least 1 year before eligible for leasing. Leasing requires prior Board approval. Rental deposit 10 times the monthly assessment is required. Lease term minimum of 12 months

📖 For condominium document references regarding unit rentals, see Declaration, Article 5, Section 5.2, Bylaws Article 12, and Rules & Regulations, Sections 3.4, & 5

5. Special Condominium Amenities or Features

None

(describe any special amenities and features)

♦ Are Unit Owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ■ No ☐ Yes -- cost:

📖 For condominium document references regarding special amenities, see

6. Unit Maintenance and Repair Responsibilities

♦ A Unit Owner's responsibilities for unit maintenance and repair include: All maintenance of and repairs to any unit, including but not limited to windows, window frames, doors, glass panes, screens, appliances, HVAC systems, mechanical fixtures which serves only their unit.

📖 For condominium document references regarding unit maintenance and repair responsibilities, see Declaration, Article 2.4 & 5.11 and Rules & Regulations, Section 7

7. Common Element and Limited Common Element Maintenance, Repair and Replacement

♦ Person(s) responsible for common element maintenance, repair and replacement: The Association shall be responsible, provided that the damages are not caused by a owner or guest.

♦ Repair and replacement of the common elements is paid for by:

- ☐ Unit Owner assessments
- ☐ Reserve funds
- ☒ Both
- ☐ Other *(specify):*

♦ Person(s) responsible for limited common element maintenance, repair and replacement: Unit Owner. prior Board approval required for exteriors alterations, including but not limited to patios, decks, windows, doors.

♦ Repair and replacement of the limited common elements is paid for by:

- ☐ Unit Owner assessments
- ☐ Reserve funds
- ☒ Both
- ☐ Other *(specify):*

📖 For condominium document references regarding common element and limited common element maintenance, repair and replacement, see Declaration, Articles 3, 5, & 7, Bylaws, Article 6, and Rules & Regulations, Section 7

8. Reserve Funds

♦ Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☐ No ■ Yes

♦ Does the association have a Statutory Reserve Account*?

■ No ☐ Yes -- reserve balance is $ 310,323.24

Note: This amount is current as of the date this Executive Summary was prepared or revised.

📖 For condominium document references regarding this condominium's reserve funds for repairs and replacements, see Rules & Regulations, Section 4

***Note:** A "Statutory Reserve Account" is an account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with up to 12 residential units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period has ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. A condominium may have other reserve accounts that are not statutory reserve accounts.

9. Fees on New Units

- Are there provisions excusing the declarant (developer) from paying assessments or modifying the declarant's obligation to pay assessments for the units still owned by the declarant during the period of declarant control?

☒ Not applicable (no developer-owned units or declarant control has ended)
☐ No
☐ Yes -- describe in what way: _____

- Describe other provisions in the declaration, bylaws, or budget addressing the levying and payment of assessments on units during the period of declarant control: _____

📖 For condominium document references to condominium fees during the declarant control period, see _____

10. Expansion Plans

- Has the Declarant (developer) reserved the right to expand this condominium in the future?

■ No ☐ Yes -- number of additional units that may be added through the expansion: _____ units

- Expansion period ends: _____
- Condominium management during the expansion period is by: _____

📖 For condominium document references regarding condominium expansion plans, see _____

11. Unit Alteration and Limited Common Element Enclosure

- Unit Owner may alter a unit or enclose limited common elements: ☐ No ■ Yes
- Describe the rules, restrictions and procedures for altering a unit: All alterations require prior, written Board of Director approval
- Describe the rules, restrictions and procedures for enclosing limited common elements: All alterations require prior, written Board of Director approval

📖 For condominium document references to unit alterations and limited common element enclosures, see Declaration, Article 5.11, Rules & Regulations, Section 7

12. First Right of Purchase

- The condominium association has a right of first purchase, also sometimes referred to as a right of first refusal, when a condominium unit is offered for sale: ■ No ☐ Yes

📖 For condominium document references to any first right of purchase held by the condominium association, see _____

13. Transfer Fee

- The condominium association charges a fee in connection with the transfer of ownership of a unit: ☐ No

■ Yes -- amount charged: $ 2 times the current monthly assessment

📖 For condominium document references to fees charged in connection with a unit ownership transfer, see Rules & Regulations, Section 4.6

14. Payoff Statement Fee

- Condominium association charges a fee for providing a payoff statement regarding unpaid unit assessments and charges: ■ No ☐ Yes -- amount charged: $ _____

📖 For condominium document references to fees charged for payoff statements under Wis. Stat. § 703.335, see _____

15. Disclosure Materials Fee

- Condominium association charges a fee for providing the condominium disclosure materials a unit seller must provide to a prospective unit buyer: ☐ No ☒ Yes-- amount charged: $ _____

The actual cost of furnishing the information or $50.00,whichever is less pursuant to Sec. 703.33(2m)(a) Wis. Stat. The Disclosure Materials are also available on the Managing Agent's website, at no charge – www.huntmanagement.com

📖 For condominium document references regarding fees charged for providing the condominium disclosure materials, see _____

16. Other restrictions or features (optional): See Governing Documents

–

17. Amendments

Condominium materials can be amended in a way that might change the rights and responsibilities of Unit Owners. Wisconsin law allows the Unit Owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter a Unit Owner's legal rights and responsibilities with regard to the condominium unit, including some of the information included in this Executive Summary. Unit Owners and prospective purchasers should review the amendment requirements in the declaration, bylaws, rules and regulations, or other condominium documents.

📖 For condominium document references regarding condominium document amendment procedures and requirements, see Declaration, Article 13, Section 13.5 and Bylaws, Article 14

This Executive Summary was prepared on the date stated on page one by The Maple Leaf 20 Condominium Association, Inc. Board of Directors (print name and title or position).

Instructions for Completing the Executive Summary. The Executive Summary is one of the condominium disclosure documents that must be furnished to a prospective purchaser of a residential condominium unit. The Executive Summary addresses the topics set forth in Wis. Stat. § 703.33(1)(h) in clear, plain language or by indicating the location within the disclosure materials where the information may be found. The Executive Summary must state the date on which it is prepared or revised. It shall be revised whenever a change in the condominium materials necessitates a corresponding revision to the Executive Summary. The preparer of the Executive Summary should consult an attorney with any questions concerning preparation of the Executive Summary.

Executive Summary Legal Requirements. Per Wis. Stat. § 703.33(1m), the declarant (developer) or the association is responsible for preparing the Executive Summary and revising it whenever a change is made in the disclosure materials that necessitates a corresponding revision to the Executive Summary. An Executive Summary must appear in the condominium disclosure materials directly following the index [Wis. Stat. § 703.33(2)], and must be attached as an addendum to the real estate condition report that a seller gives to a prospective purchaser, generally before the prospective purchaser writes an offer to purchase [Wis. Stat. § 709.02]. An Executive Summary may not be required as part of the disclosure materials for a "small condominium" (up to twelve residential units), depending upon the elections made in the declaration [Wis. Stat. § 703.365 (1) & (8)].

CAUTION: NEITHER REAL ESTATE LICENSEES NOR UNIT OWNERS SHOULD COMPLETE THIS FORM!

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION B

DECLARATION

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RESTATEMENT OF DECLARATION OF CONDOMINIUM
MAPLE LEAF 20 CONDOMINIUM
(Being the Merger of Twenty Condominiums
Maple Leaf 1 Through Maple Leaf 20 in 2006)

This Restatement of Declaration of Condominium made this 6th day of June 2006, by the constituent members of the pre-existing condominium associations known as Maples, A Condominium, Maples 2, A Condominium, Maples 3, A Condominium, Maples 4, A Condominium, Maple Leaf 5 Condominium, Maple Leaf 6 Condominium, Maple Leaf 7 Condominium, Maple Leaf 8 Condominium, Maple Leaf 9 Condominium, Maple Leaf 10 Condominium, Maple Leaf 11 Condominium, Maple Leaf 12 Condominium, Maple Leaf 13 Condominium, Maple Leaf 14 Condominium, Maple Leaf 15 Condominium, Maple Leaf 16 Condominium, Maple Leaf 17 Condominium, Maple Leaf 18 Condominium, Maple Leaf 19 Condominium, and Maple Leaf 20 Condominium (hereinafter collectively referred to as "The Condominiums")

This Restatement of Declaration of Condominium is created pursuant to a merger agreement dated June 6, 2006, pursuant to section 703 275, Wis Stats. For all purposes, this condominium is the legal successor of all the pre-existing condominiums This condominium shall hold all powers, rights, objections, assets and liabilities of the pre-existing-associations

1. DEFINITIONS AND LEGAL DESCRIPTION OF PROPERTY

1.1. Legal Description of Property.

The property which is hereby submitted and subjected to the provisions of the Condominium Ownership Act, Chapter 703, Wisconsin Statutes (the "Act") consists of the parcel of land legally described on Exhibit "B" attached hereto and incorporated herein together with eight unit residential buildings with attached garages (the "Buildings") to be constructed on said land

1.2. Definitions.

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows

1.2.1. "Association" shall mean and refer to Maple Leaf 20 Condominium Association, Inc , a corporation formed under the nonstock corporation statute, Chapter 181, Wisconsin Statutes, its successors and assigns

1.2.2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

1.2.3. "Unit" shall mean and refer to parts of the property subject to the Declaration, consisting of two (2) cubicles of air, one located in the main portion of the Building and one located in the garage portion of the Building, at one or more levels of space or one or more rooms or enclosed spaces located in one or more floors (or parts thereof) in a building and bounded along such boundaries as shown on the building and floor plans attached hereto as Exhibit "C", together with all facilities and improvements therein contained, excluding the land underneath same.

1.2.4. "Unit Number" shall mean the number, letter or combination thereof identifying a Unit, as designated on Exhibit "C".

1.2.5. "Common Elements" shall mean and refer, unless otherwise provided in this Declaration or amendments thereto, the entire Condominium other than the Units and Limited Common Elements, all as more particularly described in this Declaration.

1.2.6. "Limited Common Elements" shall mean those common elements identified herein as reserved for the exclusive use of one or more, but less than all, of the Unit Owners, including patios, balconies and walkways.

1.2.7. "Mortgage" shall mean any Mortgage or other security instrument by which a Unit or any part thereof is encumbered.

1.2.8. "Mortgagee" shall mean any person named as the Mortgagee under any Mortgage under which the interest of any owner is encumbered, or any land contract vendor of any Unit, or any successor to the interest of such person under such Mortgage or such land contract.

1.2.9. "Majority" shall mean the Condominium Unit Owners with more than fifty percent (50%) of the votes assigned to the Units in this Declaration.

1.2.10. "Person" shall mean an individual, corporation, partnership, association, trust or other legal entity.

2. PROPERTY AND UNITS: SUBMISSION TO ACT.

2.1. Submission of Property to the Act.

By virtue of the merger, the lands heretofore subject to the Act remain subject to the Act. No lands are deleted, and no lands are added.

2.2. Code Identification.

Each Unit shall be specifically designated by its Unit Number as set forth on Exhibit "C" attached hereto and hereby made a part of this Declaration.

Every deed, lease, mortgage or other instrument may legally describe a Unit by its identifying number and every such description shall be deemed good and sufficient for all purposes, as provided in the Act.

2.3. Description of Buildings and Units.

The Buildings described in this Declaration contain 160 Units and are fully described in the exhibits attached hereto and made a part of this Declaration. The Units also include an attached garage for one or two cars. The Buildings and Units are located as indicated on Exhibit "C" attached hereto and made a part of this Declaration. Each Unit contains two bedrooms, two bathrooms, a kitchen, a living room, a dining room, a porch on the first floor Units and a loft and balcony on the second floor Units, and a one or two car garage.

Each Unit will contain central forced air gas heat, central air conditioning, an electric hot water heater, refrigerator, garbage disposal, electric range and oven, dishwasher and clothes washer and clothes dryer.

The Developer reserves the right to change the style, model, size or location of the Buildings or any Unit prior to completion of construction, regardless of the initial designation of such style, model, size or location on Exhibits or elsewhere in this Declaration, provided all Units are comparable in style and quality.

The location and designation of each Unit and the immediate Common Element and Limited Common Elements to which the Units have access are shown in Exhibit "C" as are the approximate area and number of rooms of each Unit and the Unit Numbers.

2.4. Boundaries of Units.

The following are the boundaries of that portion of the Unit located within the Building and that portion of the Unit located within the garage. The vertical boundaries of each Unit shall be the center line of interior walls bounding a Unit and interior of the outside walls bounding a Unit, the lower horizontal boundary of a Unit shall be the plane of the upper surfaces of the base floor of the lowest level of the Unit, and the upper boundary shall be the plane of the under surface of the ceiling of the highest level of the Unit.

All windows, window frames, and doors, including all glass in all windows and doors, shall be considered a part of the Unit.

All installations for providing power, light, gas, hot and cold water, heating, refrigeration and air conditioning exclusively to one Unit shall be considered a part of that Unit.

2.5. 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 Building 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 minor variations between boundaries shown on the survey and floor plans and the actual boundaries of the Building or Units as located and erected.

3. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

3.1. Ownership of Common Elements.

Each Unit Owner shall be entitled to and own an undivided interest in the Buildings as a tenant-in-common with all other Unit Owners of the property, and, except as otherwise limited in this Declaration, shall have the right to use the Buildings for all purposes incident to the use and occupancy of such Owner's Unit as a place of residence, and such other incidental uses permitted by this Declaration, which right shall be appurtenant to and run with such Unit. Each Unit's percentage of ownership in the Buildings shall be 0.625%.

Each Unit's percentage of ownership in the Common Elements shall be subject to such easements that have been granted or may be hereinafter granted by the Developer.

3.2. Description of Common Elements.

3.2.1. The Property;

3.2.2. All foundations, columns, girders, beams, supports, main walls, and roofs.

3.2.3. All exterior walls and facings and all partitions separating Units not included as parts of Units;

3.2.4. All surface parking and driveway areas, sidewalks, common walkways, pathways, and private drives, not included as part of the Limited Common Elements; and

3.2.5. All pipes, wires, cables, conduits and other apparatus relating to the private water distribution, drainage, power, light, telephone, gas, private sewer, heating and plumbing systems not included as part of Units; and

3.3. Description of Limited Common Elements.

The Limited Common Elements are:

3.3.1.1. The outdoor parking stalls designated for a specific Unit. Each Unit Owner shall be entitled to the exclusive use and possession of that outdoor parking stall as so designated.

3.3.2. The patios or balconies for each Unit (each Unit has either a patio or balcony). Each Unit Owner shall be entitled to the exclusive use and possession of that patio or balcony, direct access to which is provided to his or her respective Unit and which is located outside of and adjoining his or her respective Unit.

3.4. No Partition of Common Elements.

There shall be no partition of Common Elements through judicial proceedings or otherwise until this Declaration is terminated and the property is withdrawn from its terms or from the terms of any statute applicable to condominium ownership; provided, however, that if any Unit shall be owned by two or more co-owners as tenants-in-common, joint tenants, nothing herein contained shall be deemed to prohibit a voluntary or judicial partition of said Unit Ownership between such co-owners.

4. CONVEYANCE OF UNIT.

4.1. Interests Included in Conveyance.

No Unit Owner may sell, convey or transfer any legal or equitable interest in his Unit without including and percentage or ownership interest in the Common Elements and in all assets and liabilities of the Association appurtenant to the Unit; and any deed, mortgage or other instrument purporting to affect one or more of such interests, without including them all, shall be deemed to include all such rights, title, interests and obligations of the Unit Owner.

5. OTHER PROPERTY RIGHTS AND OBLIGATIONS OR OWNERS.

5.1. Owner's 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 his Unit and such rights shall be appurtenant to and pass with the title of each Unit.

5.2. Use of Units.

5.2.1. The Units shall be occupied and used only for private residential dwelling purposes and for no other purposes. No trade or business shall be carried on anywhere within said Units. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion, but after a Unit has been conveyed by Declarant to an owner, it may not thereafter be leased except for a term of not less than one (1) year. Any person occupying a Unit with the authority of an Owner shall comply with all of the restrictions, covenants and conditions imposed hereunder on an Owner. If a Unit is leased as aforesaid, the Owner of such Unit shall notify the Association of the tenant's or tenants' name or names and telephone number. If an Owner of a Unit intends to leave such Unit for a period of more than one (1) month, such Owner shall notify the Association prior thereto of his forwarding address and of a telephone number where he can be reached.

5.2.2. Every garage door of a Unit shall be kept closed as much as possible. Each Unit Owner shall keep the garage door of the Unit closed, except when opening the garage door,

temporarily, is necessary for moving vehicles, storing materials or cleaning the garage.

5.2.3. A Unit shall not be rented for transient or hotel purposes, which shall be defined as: (a) any rental for periods of less than one (1) year; or (b) any rental if the occupants of the Unit are provided customary hotel services, such as room service for food and beverage, maid service, bellboy service or laundry service; or (c) any rental where the lessor furnishes linen, cooking utensils, eating utensils, and/or telephone.

5.3. Use of Common Elements.

5.3.1. No trade or business may be carried on in the Common Elements. There shall be no obstruction of the Common Elements, nor shall anything be kept or stores 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 or removed from the Common Elements except upon the prior written consent of the Association. No garbage or rubbish containers shall be placed or kept in any Common Elements or Limited Common Elements, other than those areas designated by the Association therefore. No clothes line shall be maintained on the Common Elements or Limited Common Elements and same shall not be used for hanging of clothes, rugs or other articles.

5.3.2. An Owner of a Unit shall in no case paint, decorate, or alter the appearance of the Common Elements or exterior of the Buildings without the consent of the Board of Directors of the Association. Subject to the rights of the Developer under Article 12, no Owner of a Unit may erect, post or display posters, signs or advertising material on or in the Common Elements.

5.3.3. Parking areas (including driveways on which parking is allowed), whether designated as Common Elements or Limited Common Elements, shall be used only for the parking of private passenger automobiles, pickup trucks, motorcycles and bicycles. Such vehicles shall at all times, be in running condition and bear current license plates. Persons using such parking areas shall, at reasonable times, for a reasonable period and upon reasonable notice, remove their vehicles therefrom to permit the parking areas to be repaired,

resurfaced, repainted, striped or to permit cleaning thereof or the removal of snow therefrom or for similar purposes.

5.4. Prohibition of Damage and Certain Activities.

Nothing shall be done or kept in any Unit or in the Common Elements or any part hereof which would increase the rate of insurance on the premises or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing shall be done or kept in any Unit or in the Common Elements or any part thereof which would be in violation of any Statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Elements or any part thereof shall be permitted by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from any such damage or waste caused by him or his invitee, to the Association or their Owners. No noxious, destructive or offensive activity shall be carried on in any Unit or in the Common Elements as may become an annoyance or nuisance (including the use of HiFis, stereos, musical instruments, televisions or radios at such time or in such volumes of sound as to be objectionable) to any other Owner or to any other person at any time lawfully occupying the Unit.

5.5. Subdivision of Units.

Except as may be provided for herein, no Units may be subdivided.

5.6. Rules and Regulations.

No Owner shall violate the rules and regulations for the use of the Units and of the Common Elements as adopted from time to time by the Association.

5.7. Delegation of Use.

Any Owner may delegate, in accordance with the By-Laws, or this Declaration, his right of enjoyment of the Common Elements and facilities to the members of his family, to the tenants of his Unit or contract purchasers of his Unit and only to said individuals.

5.8. Construction.

In the event any construction or remodeling work shall be performed in or about a Unit by a Unit Owner, or his contractors, agents, servants, and/or employees, said Unit Owner shall be responsible for maintaining and keeping the Common Elements, and public areas such as hallways, public walks and drives

free and clear of debris, dust, and construction materials, and promptly cause the removal of such debris, dust and construction materials as may be placed thereon.

5.9. Separate Mortgages of Units.

Each Unit Owner shall have the right to mortgage or encumber his own respective Unit, together with his respective Ownership interest in the Common Elements. No Unit Owner shall have the right or authority to mortgage or otherwise encumber in any manner whatsoever the property or any part thereof, except his own Unit and his own respective Ownership interest in the Common Elements.

5.10. Separate Real Estate Taxes.

It is intended and understood that real estate taxes are to be separately taxed to each Unit Owner for his Unit and his corresponding percentage of Ownership in the Common Elements, as provided in the Wisconsin Condominium Ownership Act. In the event that, for any year, such taxes are not separately taxed to each Unit Owner, but are taxed on the property as a whole, then each Unit shall pay his proportionate share thereof, the allocation in respect to Common Elements to be in accordance with his respective percentage of Ownership interest in the Common Elements. In the latter event, to assure the ability of each Unit Owner to pay his share of the real estate taxes, the Association may establish an escrow account and require each Unit Owner to pay into such account a sum equal to one-twelfth ($1/12^{th}$) of his share of the estimated real estate taxes each month.

5.11. Maintenance, Repairs and Replacements.

5.11.1. All maintenance, repairs, and replacements to the Common Elements and facilities, and the Limited Common Elements and facilities, whether located inside or outside of the Units (unless necessitated by the negligence, misuse or neglect of a Unit Owner, in which case such expense shall be charged to such Unit Owner), shall be made by the Board of Directors and charged to the Unit Owners as a common expense or when applicable, by the Master Association and charged to the Association as a common expense.

5.11.2. The Owner of each Unit shall furnish, at his own expense, and be responsible for all maintenance, repairs and replacement of interior surfaces of each Unit together with utilities lines, mechanical equipment and fixtures which serve only one Unit, and such fixtures and equipment which are located within one Unit; and glass surfaces, screens, doors, windows, door and window hardware appurtenant to each Unit. The

expense of such maintenance, repairs and replacement shall be borne solely by each such Owner.

5.11.3. No Unit Owner, except as otherwise provided herein or in the By-Laws, may do any alteration which would jeopardize the soundness or safety of the property, reduce the value thereof, or impair any easement or hereditament.

5.11.4. In the event that the need for maintenance, repairs or replacement is caused through the willful or negligent act of an Owner, his family, guests or invitees, the costs of such maintenance, repairs or replacement shall be added to and become a part of the assessment to which such Owner's Unit is subject.

5.12. Common Surpluses.

All common surpluses shall be credited to Unit Owners' assessments for common expense in proportion to their obligation for assessments. The Association may from time to time provide for other common uses of such surpluses.

6. ASSOCIATION MEMERSHIP AND VOTING RIGHTS.

6.1. Membership.

Every Owner of a Unit shall be entitled and required to be a member of the Association. If title to a Unit is held by more than one person, each such person shall be a member. An Owner of more than one Unit shall be entitled to one membership for each such Unit owned by him. 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 of a Unit or Developer may be a member of the Association, and 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 mortgage on a Unit.

6.2. Voting.

6.2.1. All Owners shall be entitled to one (1) vote for each Unit owned. When more than one person holds an interest in any Unit, the vote for such Unit shall be exercised as they, among themselves, 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 Secretary 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 Secretary applicable to all votes until rescinded.

6.2.2. The Developer shall be entitled to one vote for each Unit owned; provided, however, that notwithstanding the foregoing provisions for voting, the Developer shall have sufficient votes to constitute a majority of votes until all his Units are sold; provided, further, that Developer's control shall cease ten (10) years after the first Unit is conveyed to a purchaser other than the Developer, or thirty (30) days after the conveyance of seventy-five percent (75%) of the Units, whichever time is earlier.

6.3. Unit Value for Voting.

The interest for each Unit shall be .00625 (.625%) and shall serve as a basis in determining the voting interest of each Unit on matters for determination by Unit Owners and as to other matters described in the Wisconsin Unit Ownership Act.

6.4. Amplification.

The provisions of this article may be amplified by the Articles of Incorporation and the By-Laws of the Association; provided, however, that no such amplification shall substantially alter or amend any of the rights or obligations of the Owner set forth herein.

7. RIGHTS AND OBLIGATIONS OF THE ASSOCIATION.

7.1. The Common Elements.

The Association, subject to the rights and duties 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.

7.2. 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 Common Elements, 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 Common Elements or the enforcement of this Declaration. The Association may arrange with others to furnish water, trash collection and other common services to each unit.

7.3. Personal Property for Common Uses.

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 interest 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. 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.

7.4. Rules and Regulations.

The Association may make reasonable rules and regulations governing the use of the Units and of the Common Elements, which rules and regulations shall be consistent with the rights and duties established in this Declaration.

7.5. 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.

7.6. Personal Liability.

No Director of Officer of the Association shall be personally liable to any Unit Owner or to any other party, including the Association, for any loss or damage suffered or claimed on account of any act, omission, error or negligence

of such Officer or Director acting in such capacity, provided such person acted in good faith, without willful or intentional misconduct.

8. CONVENANT FOR ASSESSMENTS.

8.1. Agreement to Pay Assessment.

Each Owner of any Unit (excluding the Developer which shall be obligated to pay for common expenses in accordance with the provisions set forth below) 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 purpose provided in this Declaration, annual assessments, special assessments for capital improvements, and assessments 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. After the transfer of the first Unit from Developer to an Owner, Developer shall be responsible for paying the difference between the common expenses incurred by the Association, and the actual amount of assessments collected from Unit Owners, provided, that in no event shall Developer's obligation for common expenses exceed the amount that Developer would have been obligated to pay in assessments had Developer been deemed an Owner of Unit subject to the imposition of assessments from the date a permanent occupancy permit was issued for each Unit owned by Developer. The Developer shall not be responsible for paying for any expenses incurred by the Association after the date of conveyance of the last Unit by the Developer.

8.2. Purpose of Assessments.

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the members and for the improvement and maintenance of the Common Elements, and such emergency repairs as the Association may deem necessary.

8.3. Annual Assessments.

The Board of Directors of the Association shall from time to time, and at least annually, prepare a budget and fix the annual assessment.

8.4. Special Assessment for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purposes of (a) defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common

Elements including fixtures and personal property related thereto; (b) offsetting shortages resulting from noncollection of the annual assessment or underestimation; and (c) unusual or unpredicted costs such as cost of collecting annual assessment or enforcement of the provisions of the Declaration; provided, however, that any such assessment shall have the assent of two-thirds (2/3) of the votes or members affected who are voting in person or by proxy at a meeting duly called for this purpose. The cost of the initial common element improvements is excluded from the special assessments authorized in this section, such cost to be borne by Developer.

8.5. Special Assessment Against a Particular Unit.

Special assessments may be made by the Board again a particular Unit Owner and his Unit for:

8.5.1. Costs and expenses (anticipated or incurred) for damage to the Common Elements caused by or at the direction of that Unit Owner or guests or tenants of the Unit Owner or other occupants of the Unit;

8.5.2. Costs, expenses and actual attorney's fees incurred in, or in anticipation of, any suit, action or other proceeding to enforce the Act, the Declaration, the By-Laws, or the Rules or Regulations where there is found to be a violation thereof;

8.5.3. Costs and expenses (anticipated or incurred) for emergency repairs to a Unit;

8.5.4. Liabilities, costs and expenses incurred by the Association as a result of any temporary or permanent condition or defect in the Unit;

8.5.5. Interest due on general and special assessments;

8.5.6. Forfeitures and other penalties levied by the Board for violations of the condominium documents by a Unit Owner or the tenants or guests of the Unit Owner or occupants of a Unit;

8.5.7. All other costs and expenses anticipated or incurred by the Association which are subject to special assessments as provided under this Declaration or the By-Laws.

8.6. Notice of Meetings.

Written notice of any meeting called for the purpose of taking any action authorized under section 8.4 shall be sent to all affected members and any mortgagee who shall request such notice in writing not less than ten (10) days or more than sixty (60) days in advance of the meeting. The presence, at such meeting, of members or of proxies entitled to cast twenty-five percent (25%) of all the votes affected shall constitute a quorum.

8.7. Uniform Rate of Assessment.

Both annual and special assessments must be fixed at a uniform rate for all Units; provided, however, the Association shall assess an individual Unit for all sums due solely from that Unit as provided in section 8.5 of this Article.

8.8. Date of Commencement of Annual Assessments.

The annual assessments provided for herein shall be payable in monthly installments and shall commence as to a Unit on the date of the conveyance of such Unit by the Developer. The first annual assessment shall be adjusted according to the number of months then remaining in the calendar year. At the closing of each Unit, that portion of the annual assessment due and payable in the month in which the closing occurs shall be prorated. The Board of Directors shall fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an Officer of the Association setting forth whether the assessments on a specified Unit have been paid.

8.9. Lien for Assessments.

All sums assessed to any Unit pursuant to the Articles, together with interest thereon as provided herein, shall be secured by a lien on such Unit in favor of the Association. Such lien shall be superior to all other liens and encumbrances on such Unit, except only for:

8.9.1. Liens of general and special taxes; and

8.9.2. A lien for all sums unpaid on a first mortgage, or on any mortgage to the Developer, duly recorded in the Milwaukee County, Wisconsin real estate records, prior to the making of such assessment, including all unpaid obligatory advances to

be made pursuant to such mortgage and all amounts advanced pursuant to such mortgage and secured by the lien thereof in accordance with the terms of such instrument; and

8.9.3. Mechanics liens filed prior to the making of the assessment; and

8.9.4. All sums unpaid on any mortgage loan made pursuant to section 45.80, Wisconsin Statutes.

All other lienors acquiring liens on any Unit after this Declaration has been recorded shall be deemed to consent that such liens shall be inferior to future liens for assessments, as provided herein, whether or not such consent be specifically set forth in the instruments creating such liens.

To evidence a lien for sums assessed pursuant to this Article, the Association may prepare a written notice of lien setting forth the amount of the assessment, the date due, the amount remaining unpaid, the name of the Owner of the Unit, and a description of the Unit. Such a notice shall be signed by the Association and may be recorded in the office of the Clerk of the Circuit Court or Register of Deeds of Milwaukee County, Wisconsin. No notice of lien shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property may be foreclosed in Wisconsin. In any such foreclosures, the Owner shall be required to pay the costs and expenses of filing the notice or lien, of all proceedings and all reasonable attorney's fees. All such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Unit which shall become due during the period of foreclosure. The Association shall have the right and power to bid at the foreclosure sale or other legal sale and to acquire, hold, convey, lease, rent, encumber, use and otherwise deal with the Unit as the Owner thereof. A release of notice of lien shall be executed by the Association in such form as to be recordable in the Milwaukee County, Wisconsin real estate records, upon payment of all sums secured by a lien which has been made the subject of a recorded notice of lien.

Any encumbrancer holding a mortgage or other lien on a Unit may pay, but shall not be required to pay, any amounts secured by the lien created by this section, and upon such payment such encumbrancer shall be subrogated to all rights of the Association with respect to such lien, including priority.

The Association shall upon written request report to any encumbrancer of a Unit any unpaid assessments remaining unpaid for longer than thirty (30) days after the same shall have become due and any default in the performance by the individual Unit Borrower of any obligation under the condominium documents

which is not cured within thirty (30) days; provided, however, that such encumbrancer first shall have furnished to the Association written notice of such encumbrance.

8.10. Effect of Nonpayment of Assessments: Remedies of the Association.

Any assessments which are not paid when due shall be delinquent. Any assessment or installment thereof not paid within ten (10) days after the due date shall bear interest from the due date at a rate of interest which is two percent (2%) higher than the rate prescribed by the Wisconsin Statutes to be collected upon execution upon judgment. (In lieu of charging such interest, the Board may, from time to time, fix a reasonable late fee for each month or fraction thereof that such assessment is not paid.) All payments on account shall be first applied to the interest or late charge, if any, and then to the assessment payment first due. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Elements or abandonment of his Unit. A suit to recover a money judgment for unpaid assessments hereunder may be maintainable without foreclosing or waiving the lien securing the same. If any installment of any assessment becomes delinquent, the privilege of paying such assessment in installments shall be terminated and, if such delinquent installment be of an annual assessment, the entire annual assessment for the remainder of the fiscal year, or if the delinquent installment be of a special assessment, the entire special assessment, shall be considered at once, without further notice, due and payable and shall be considered delinquent.

8.11. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the liens described in section 8.9.1, 8.9.2, 8.9.3 and 8.9.4 above. Sale or transfer of any Unit shall not affect the assessment lien. The sale or transfer of any Unit pursuant to a mortgage foreclosure shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer and such unpaid assessment shall be deemed to be common expenses collectible from all of the Owners excluding the acquirer, his successors and assigns. No sale or transfer shall relieve such Unit from liability for any assessments thereafter becoming due or from the lien thereof.

8.12. Assessments of Maple Leaf Homeowners Association, Inc.

The Association is a member of Maple Leaf Homeowners Association, Inc. (the "Homeowners Association"). From time to time, the Homeowners Association may levy general and special assessments (as defined in the

Declaration of Restrictions and Easements and Establishment of Homeowners Association for Maple Leaf Subdivision.) Each Owner of any Unit (excluding the Developer) shall be deemed to covenant and agree with each other and with the Association to pay to the Homeowners Association any special or general assessments levied.

9. INSURANCE.

9.1. Obligation of Association.

The Association, for the benefit of all Unit Owners, shall insure the Building against loss or damage by fire and such other hazards as the Association may deem desirable, for the full insurable replacement cost of the Building, without prejudice to the right of each Unit Owner to also insure his own Unit for his own benefit. The premiums for such insurance on the Building shall be deemed common expenses; provided, however, that in charging the same to the Unit Owners, consideration may be given to the higher premium rates on some Units than on others. Such insurance coverage shall be written in the name of, losses thereunder shall be adjusted by, and the proceeds of such insurance shall be payable to, the Association as trustee for the Unit Owners or Unit Owner. The Association may engage the services of any bank or trust company authorized to do trust business in Wisconsin to act as trustee, agent, or depository on behalf of the Association for the purpose of receiving and disbursing the insurance proceeds resulting from any loss, upon such terms as the Association shall determine consisted with the provisions of this Declaration. The fees of such corporate trustee shall be common expenses. In the event of any loss in excess of $50,000.00 in the aggregate, the Association shall engage a corporate trustee as aforesaid, or in the event of any loss resulting in the destruction of the major portion of one or more Units, the Association shall engage a corporate trustee as aforesaid upon the written demand of the Mortgagee or Owner of any Unit so destroyed.

9.2. Combined Insurance.

If insurance coverage is available to combine protection for the Association and the Unit Owner's individual Unit, the Board of Directors is hereby given discretionary power to negotiate such combination of insurance protection on an equitable cost sharing basis under which the Unit Owner would be assessed individually for the amount or insurance which he directs the Board of Directors to include in such policies for his additional protection. Copies of all such policies shall be provided to each Mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any Unit Owner, at his own expense, to provide any additional insurance coverage on his improvements or on his Unit which will not duplicate any insurance provided by the Association or Unit Owners.

9.3. Insurance Proceeds.

The proceeds of such insurance shall be applied by the Association or by the trustee on behalf of the Association for the repair or reconstruction of the Common Elements and Unit or Units; and the rights of the Mortgagee of any Unit under any standard mortgage clause endorsement to such policies shall, notwithstanding anything to the contrary therein contained, at all times be subject to the provisions herein with respect to the application of insurance proceeds to reconstruction of the Unit or Units. Payment by an insurance company to the Association or to such trustee of the proceeds of any policy, and the receipt of the release from the Association of the company's liability under such policy, shall constitute a full discharge of such insurance company, and such company shall be under no obligation to inquire into the terms of any trust under which such proceeds may be held pursuant thereto, or to take notice of any standard mortgage clause endorsement inconsistent with the provisions hereof, or to see to the application of any payments of the proceeds of any policy by the Association or the corporate trustee.

9.4. Destruction and Reconstruction.

In the event of a partial or total destruction of one or more Units, such Unit(s) shall be rebuilt and repaired as soon as practicable and substantially to the same design, plan and specifications as originally built, unless within thirty (30) days after such partial or total destruction, all of the Owners of Units and two-thirds (2/3) of the holders of first mortgages subject to this Declaration agree not to repair or rebuild. On reconstruction, the design, plan and specifications of any building or Unit may vary from that of the original upon approval of the Association; provided, however, that the number of square feet of any Unit may not vary by more than five percent (5%) from the number of square feet for such Unit as originally constructed, and the location of the Unit shall be substantially the same as prior to the damage or destruction.

9.5. Partition.

The Association shall have the right to levy assessments against the Units involved in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction; provided, however, that in the event of damage to an extent more than the available insurance, this condominium shall be subject to an action for partition, upon obtaining the written consent of the Unit Owners having no less than seventy-five percent (75%) of the votes. In the event of partition, the net proceeds of sale, together with any net proceeds of insurance shall be considered as one fund and shall be divided among all Unit Owners in proportion to their liability for assessments and shall be distributed in accordance with the priority interests in each Unit.

9.6. Other Insurance.

The Association shall maintain, as a common expense, the following insurance coverages:

9.6.1. Public liability insurance covering the Association, the Board and members of the Association against liability for damages or personal injuries sustained by any person, firm or corporation arising out of or resulting in whole or in part from the condition, use or operation of any common elements or from any activity or the Association, with limits of not less than $500,000/person and $1,000,000/occurrence for bodily injury or death and not less than $250,000/occurrence for property damage, including a waiver of subrogation rights against any member, Officer or Director of the Association;

9.6.2. Workmen's Compensation Insurance to the extent necessary to comply with applicable law;

9.6.3. Indemnity, faithful performance, fidelity and other bonds, as may be required by the Board, to carry out the Association functions and to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with management or possession of Association funds or other property;

9.6.4. Any other insurance coverage or additional protection which the Board may deem necessary or advisable, including without limitation, comprehensive liability insurance.

10. NOTICES.

All notices and other documents required to be given by this Declaration or by the By-Laws of the Association, shall be sufficient if given to one registered Owner of a Unit regardless of the number of Owners who have an interest therein. Notices and other documents to be served upon Declarant or the Association shall be personally served on the agent specified for receipt of process herein or mailed by certified mail, return receipt requested, to the agent specified for receipt of process herein at the address of that agent as provided herein. All Owners shall provide the Secretary of the Association with the address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his duty with respect to giving of such notice by mailing it or having it delivered personally to such address as is on file with him. If the Unit Owners fail

to provide such address, the Secretary shall be deemed to have discharged his duty with respect to the giving of such notice by mailing it or having it delivered personally to the Unit.

11. EXCULPATION OF ASSOCIATION LIABILITY.

In the event any Unit Owner shall suffer damages to the contents, improvements or betterments of his Unit, as a result of water damages caused by the bursting or any plumbing or heating pipes, no liability therefore shall attach to the Association and the cost for such repairs shall accrue to such individual Unit Owner.

12. DEVELOPER'S RIGHTS.

Until such time as the Developer has sold all of the Units in the condominium, the Developer shall have the right to use any unsold Units and the common areas as may be necessary to expedite the sale of Units, including, but not limited to, the maintaining of a sales office, the holding of open house and the erecting of signs.

13. GENERAL PROVISIONS.

13.1. Enforcement.

The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations, now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

13.2. Severability.

If any provision, or any part thereof, of this Declaration or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Declaration, or the application of such provisions, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision or any part thereof, of this Declaration shall be valid, and be enforced to the fullest extent.

13.3. Failure of Association to Insist on Strict Performance Not Waiver.

The failure of the Association to insist, in any one instance, 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 a 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 thereof, 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.

13.4. Termination.

This Declaration may be terminated only by the unanimous consent of all of the Owners of all Units and all of the parties holding mortgages, liens or other encumbrances against any of said Units, in which event the termination of the Declaration shall be by such plan as may be then adopted by said Owners and parties holding any mortgages, liens or other encumbrances. The instruments necessary for such termination shall be recorded in Milwaukee County, Wisconsin.

13.5. Amendments.

Except as hereinafter limited, this Declaration may be amended by an instrument signed by the Developer alone at any time prior to the sale of twenty-five percent (25%) of the Units and thereafter signed by not less than seventy-five percent (75%) of the Unit Owners; provided, however, that such amendment shall not substantially alter any of the rights or obligations of the Owners and/or members.

No amendment to this Declaration shall be adopted which would operate to affect the validity or priority of any mortgage or which would alter, amend or modify, in any manner whatsoever, the rights, powers and privileges granted and reserved herein, in favor of any Mortgagee or in favor of the Developer without the consent of all such Mortgagees or the Developer, as the case may be. Any amendment must be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin.

13.6. Registered Agent for Service of Process.

The registered agent for service of process and the address for the registered agent shall be that of the Maple Leaf 20 Condominium Association, Inc., as provided for with the Wisconsin Department of Financial Institutions.

13.7. Number and Gender.

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

13.8. Captions.

The captions and Article headings herein are intended only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions hereof.

IN WITNESS WHEREOF, the pre-existing Associations, by written vote, have authorized this merger, and the Acting Secretary of the new Association has executed this Restated Declaration this 6 day of June, 2006.

MAPLE LEAF 20 CONDOMINIUM

By: Lorna J Schneidewind
Secretary

AUTHENTICATION

Signature of LORNA J SCHNEIDEWIND Secretary authenticated this 6 day of JUNE, 2006.

Brian Cannon
Print Name: BRIAN CANNON
Title: _____

NOTARY PUBLIC
STATE OF WISCONSIN

Drafted By:
Attorney Bradley I. Dallet
Whyte Hirschboeck Dudek, S.C.
111 E. Wisconsin Ave., Suite 2100
Milwaukee, WI 53202
(for Maple Leaf 7 Condomium)

Prepared for Merger by:
Attorney Jessica L. Boeldt
Law Firm of Jonathan B. Levine
8989 N. Port Washington Road
Milwaukee, WI 53217

MAPLE LEAF
CONDOMINIUMS

The Regency Model

The Regency features a large, open living area with patio doors to a private patio or balcony. The fieldstone fireplace and custom oak mantle are sure to be the focal point of the spacious living room. Upper ***Regency*** unit all boast a huge family room with vaulted ceiling. Select ***Regency*** units are even more dramatic with a loft overlooking the living room and custom staircase.

Additional Information:
Central Greenfield Location
Close to:
- Schools
- Churches
- Shopping
- Parks
- Bus Line

Easy Access to Downtown & Freeway
Low Monthly Association Fee:
- Common Maintenance
- Common Insurance
- Common Security Lights
- Reserve for Repair
- Trash Collection
- Sewer and Water Charges
- Fire Alarm Monitor Service

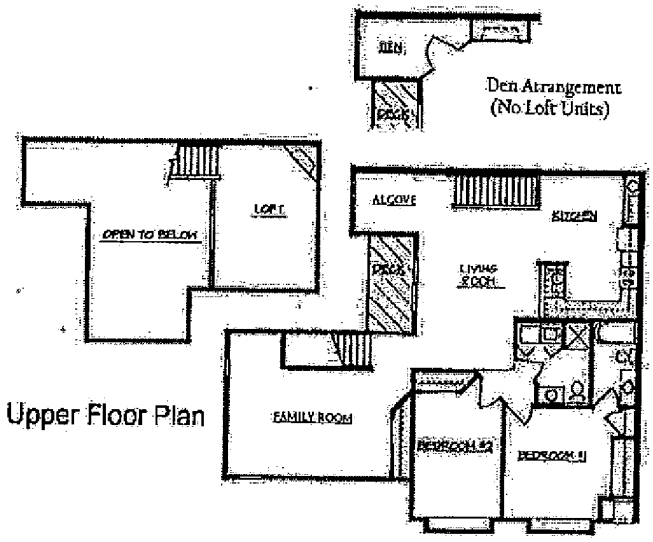
Estimated Real Estate Taxes
- $3,200.00 - $3,700.00

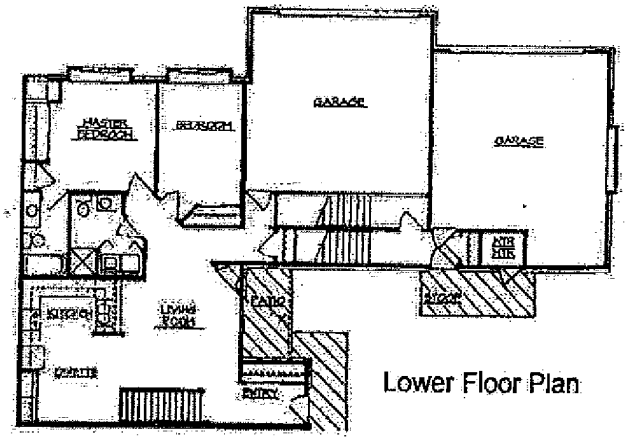
Handicap Access Units Available
Several Attractive Building Exteriors

Room Sizes: The Regency

Living Room (Uppers)	14.0 X 22.3
(Lowers)	14.0 X 16.3
Kitchen	9.5 X 10.11
Dinette	9.6 X 12.0
Master Bedroom	12.6 X 12.8
Guest Bedroom	10.0 X 14.0
Family Room (Uppers)	12.0 X 18.9
Loft (Select Units)	11.9 X 16.0
Den (Select Units)	6.7 X 7.6
Total Square Footage (Approx.)	
Uppers (No Loft)	1,648
Uppers (W/ Loft)	1,741
Lowers	1,189
(Basements Not Included)	

Square Footage and Room Sizes Subject To Change and/or Correction





DAVE JOHNSON
262-780-9399

Quality and care has gone into the construction of the **Maple Leaf Condominiums**. As an owner of one of these fine homes, you will enjoy a 1 year builder's warranty on the structure and all the mechanical systems. As with any condominium, you will be responsible for the normal maintenance of the interior of your unit.

MAPLE LEAF
CONDOMINIUMS

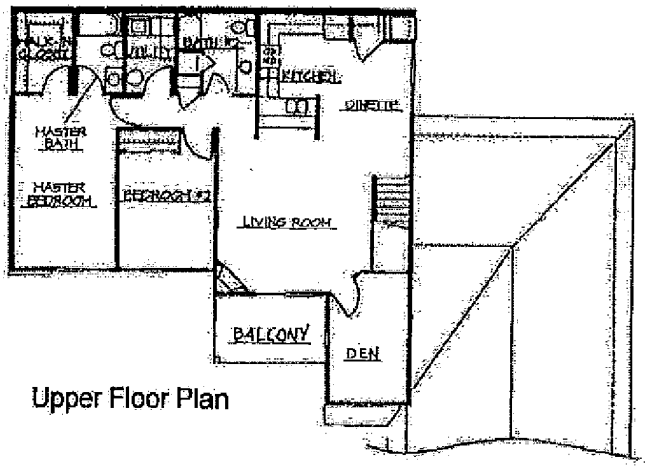
The Aspen Model

The Aspen is highlighted by a large master suite with a spacious walk-in closet and private bath. The living room features a beautiful corner fieldstone fireplace and a custom oak mantle. All ***Aspen*** units also include a main floor utility room with side by side washer and dryer.

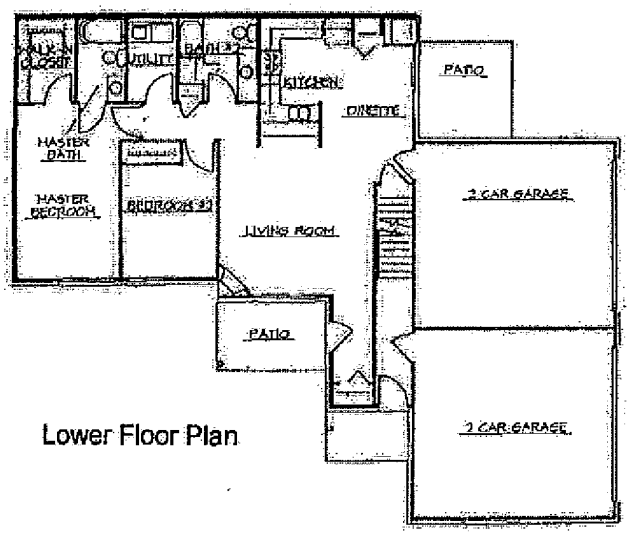
Additional Information:
Central Greenfield Location
Close to:
- Schools
- Churches
- Shopping
- Parks
- Bus Line

Easy Access to Downtown and Freeway
Low Monthly Association Fee:
- Common Maintenance
- Common Insurance
- Common Security Lights
- Reserve for Repair
- Trash Collection
- Sewer and Water Charges
- Fire Alarm Monitor Service

Estimated Real Estate Taxes:
$3,200.00 – $3,700.00
Handicap Access Units Available
Several Attractive Building Exteriors



Upper Floor Plan



Lower Floor Plan

Room Sizes: The Aspen

Living Room	16.6 x 17.0
Kitchen	9.5 x 10.11
Dinette	9.6 x 12.0
Master Bedroom	11.0 x 18.0
Guest Bedroom	10.0 x 12.0
Den (Uppers)	8.0 x 11.0
Utility Room	5.0 x 8.5

Total Square Footage: (Approx.)
Uppers 1,326
Lowers 1,238
(Basements not included)

Square Footage and Room Sizes Subject to Change and/or Correction

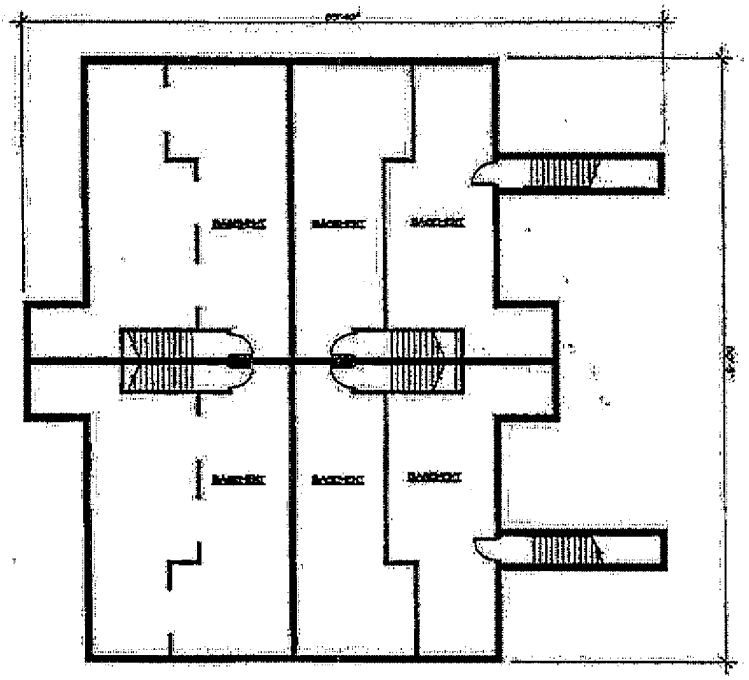
DAVE JOHNSON
262-780-9399

Quality and care has gone into the construction of these **Maple Leaf Condominiums**. As an owner of one of these fine homes, you will enjoy a 1 year builder's warranty on the structure and all the mechanical systems. As with any condominium, you will be responsible for the normal maintenance of the interior of your unit.

MAPLELEAF 5 CONDOMINIUM

CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

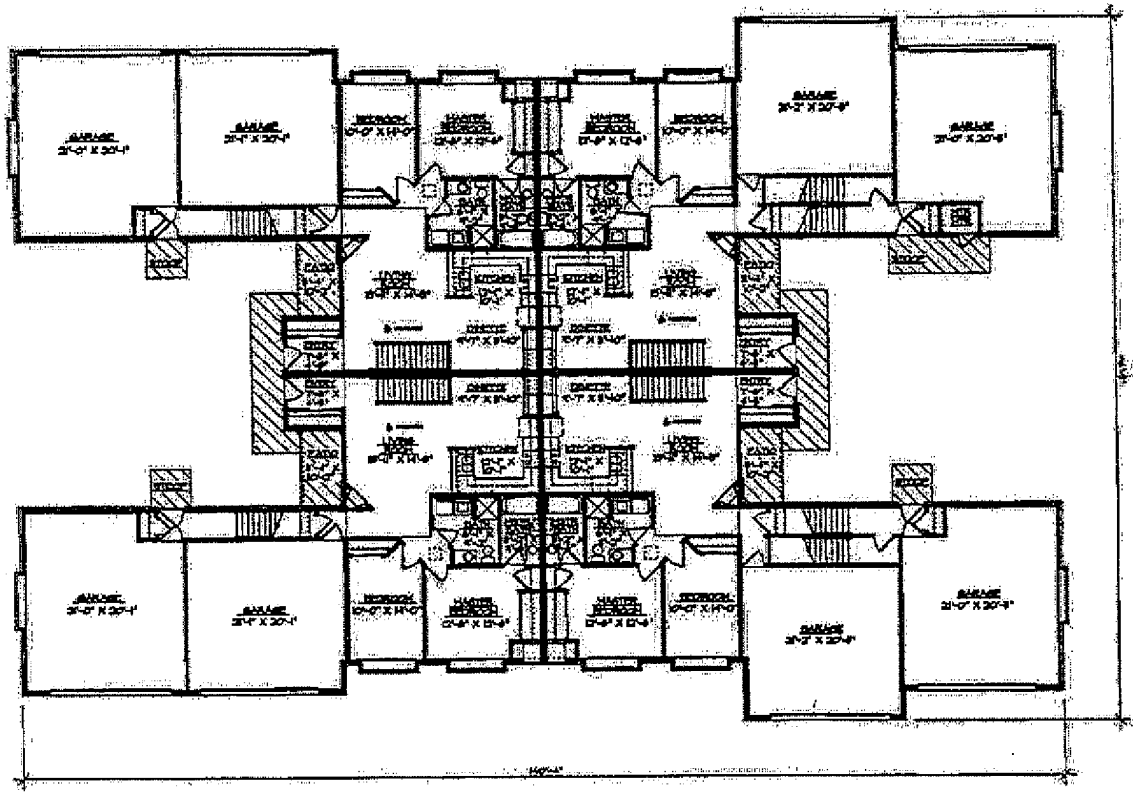
BASEMENT FLOOR



MAPLELEAF 5 CONDOMINIUM

CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

FIRST FLOOR



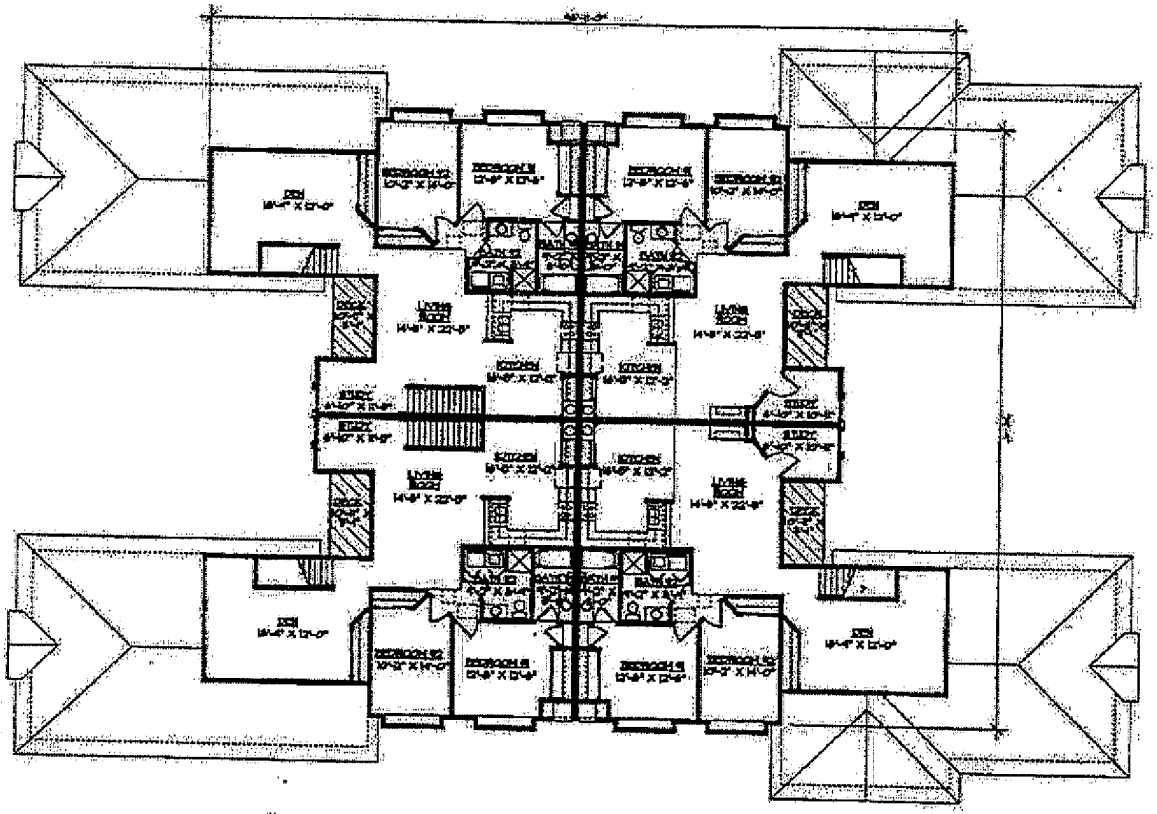
LIMITED COMMON AREA

SCALE: 1/8" = 1'-0"

SHEET 3 OF 5 SHEETS

MAPLELEAF 5 CONDOMINIUM

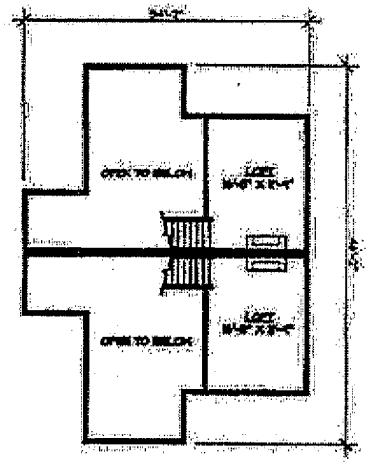
CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN
SECOND FLOOR



MAPLELEAF 5 CONDOMINIUM

CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

LOFT FLOOR



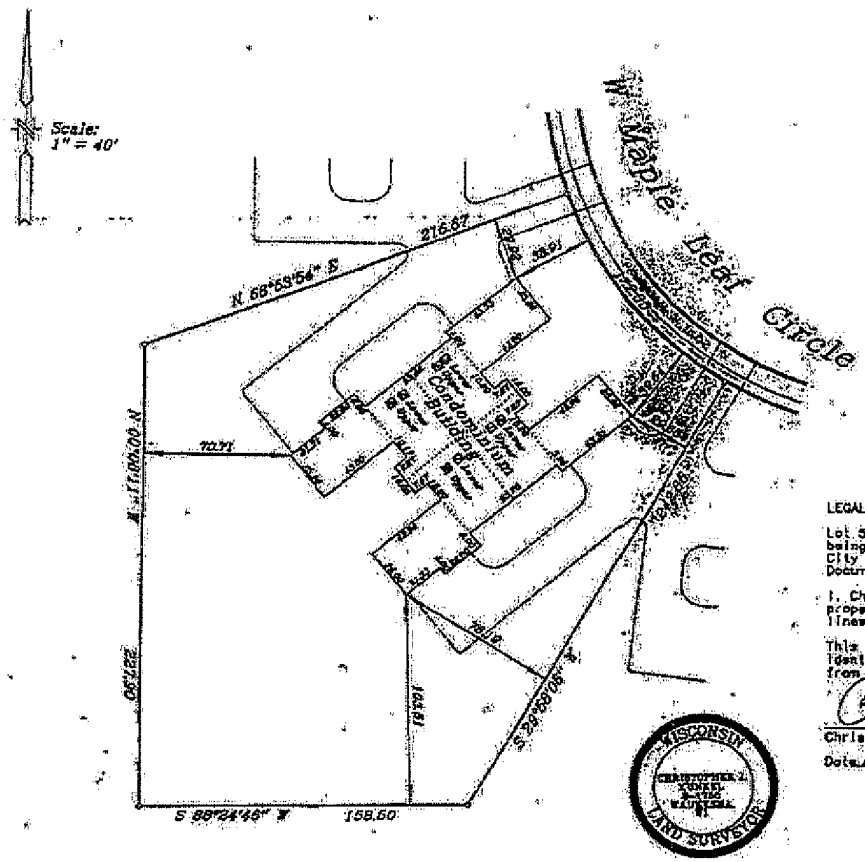
LIMITED COMMON AREA

SCALE: 1/8" = 1'-0"

Maple Leaf 5 Condominium

City of Greenfield, Milwaukee County,
State of Wisconsin

Condominium Plat



Unit	Address
1	4889 W. Maple Leaf Circle
2	4887 W. Maple Leaf Circle
3	4885 W. Maple Leaf Circle
4	4881 W. Maple Leaf Circle
5	4891 W. Maple Leaf Circle
6	4895 W. Maple Leaf Circle
7	4897 W. Maple Leaf Circle
8	4899 W. Maple Leaf Circle

LEGAL DESCRIPTION

Lot 5 MAPLE LEAF being a redivision of Parcel 1 of Certified Survey Map No. 6454, being a part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 23, T 6 N, R 21 E, City of Greenfield, Milwaukee County, Wisconsin, recorded on December 22, 1997 as Document No. 7465027 on Reel 4207, Image 1398-1402.

I, Christopher J. Kunkel, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements upon said property.

This condominium plat is a correct representation of Maple Leaf 5 Condominium and the identification and location of each unit and the common elements can be determined from this plat.

Christopher J. Kunkel, RLS 1755

Date 2/2/01

Survey No. 201015

Sheet 1 of 5

METROPOLITAN ENGINEERING, INC.

DECLARATION OF RESTRICTIONS AND EASEMENTS AND ESTABLISHMENT OF HOMEOWNERS ASSOCIATION FOR MAPLE LEAF SUBDIVISION

REGISTER'S OFFICE } SS
Milwaukee County, WI
RECORDED AT 2:24 PM
08-06-1999
REEL 4621 IMAGE 518 TO 541 INCL.
WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 56.00

THIS SPACE RESERVED FOR RECORDING DATA

This Instrument was drafted by and should be returned to:
Craig A. Caliendo
Whyte Hirschboeck Dudek S.C.
111 E. Wisconsin Ave., Suite 2100
Milwaukee, WI 53202

Parcel I.D. No:

This Declaration is made this 30th day of July, 1999, by LAKE BLUFF LIMITED PARTNERSHIP, a Wisconsin limited partnership ("Developer") and JOSEPH DEVELOPMENT, LLC, a Wisconsin limited liability company ("Joseph").

RECITATIONS

WHEREAS, Developer owns the real estate located in the City of Greenfield, Milwaukee County, Wisconsin, as described on Exhibit A attached hereto and incorporated herein by this reference (the "Developer Property"); and

WHEREAS, Joseph owns the real estate located in the City of Greenfield, Milwaukee County, Wisconsin, as described on Exhibit B attached hereto and incorporated herein by this reference (the "Joseph Property"); and

WHEREAS, the Developer Property and Joseph Property are collectively referred to herein as the "Subdivision"; and

WHEREAS, the Developer and Joseph desires to subject the entire Subdivision (except for dedicated streets) to the conditions, restrictions, covenants, reservations and easements hereinafter set forth, for the benefit of the Subdivision as a whole and for the benefit of each lot owner.

DECLARATION

NOW, THEREFORE, Developer hereby declares that the Subdivision and all portions thereof (except for dedicated streets) shall be used, held, leased, transferred, sold, and conveyed subject to the conditions, restrictions, covenants, reservations and easements hereinafter set forth, which shall inure to the benefit of and shall pass with each lot as covenants running with the land and shall apply to and bind all successors in interest, users and owners.

assessments and/or to foreclose the lien for such assessments against the Lot (in the same manner and method as an action to foreclose a real estate mortgage). The Board shall have the right at any time to notify all Lot Owners within the Subdivision of the delinquency of any Lot Owner.

6. RULES AND REGULATIONS.

The Association may from time to time adopt or change rules and regulations (hereafter "Rules and Regulations") governing the operation, maintenance and use of the Common Areas by the Lot Owners and their respective families and guests. Such Rules and Regulations shall be designed to facilitate and encourage the peaceful use and enjoyment of the Common Areas by the Lot Owners and their respective families, without unduly interfering with the peaceful use and enjoyment of the surrounding Lots. All Lot Owners, lessees, licensees, invitees, other occupants, and guests of any Lot in the Subdivision shall abide by all such Rules and Regulations. A violation of any Rule or Regulation shall be a violation of this Declaration and may be enforced in the same manner as any other term or provision of the Declaration or as otherwise may be designated in the Rule or Regulation, including without limitation the imposition of forfeitures, penalties, or other charges against the Lot Owner, which shall be collectible by Special Assessment against the Lot and Lot Owner.

7. DECLARATION OF EASEMENTS

7.1 RESERVATION BY DEVELOPER OF RIGHT TO GRANT UTILITY EASEMENTS.

Developer hereby reserves the right to grant and convey easements to the City and/or to any public or private utility company upon, over, through or across those portions of any Lot in the Subdivision within 20 feet of any front, rear, side or side street Lot line for purposes of allowing the City or utility company to furnish gas, electric, water, sewer, cable television or other utility service to any Lot(s) or through any portions of the Subdivision or for purposes of facilitating drainage of storm or surface water within or through the Subdivision. Such easements may be granted by Developer, in its own name and without the consent or approval of any Lot Owner, until such time as Developer has conveyed legal title to all Lots platted or to be platted in the Subdivision.

7.2 STORM WATER DRAINAGE EASEMENT.

The Lots in the Subdivision are subject to, and benefit from, a Storm Water Drainage Easement, which was recorded June 1, 1998 in the Milwaukee County Register of Deeds as Document No. 7540753 (the "Drainage Easement"). Pursuant to the Drainage Easement, Developer is responsible for the construction, installation, inspection, maintenance, repair, reconstruction and replacement of the storm water detention basin and the storm sewer main (collectively the "Drainage System") described therein. Upon completion of the initial

construction and installation of the Drainage System by Developer, the Association shall be solely responsible for fulfilling the obligations of the grantee under the Drainage Easement, including, but not limited to, the inspection, maintenance, repair, reconstruction and replacement of the Drainage System (collectively referred to as the "Drainage System Expenses"). The Drainage System Expenses may be levied by the Association as a common area expense against all Lot Owners as a General Assessment or Special Assessments in accordance with the terms set forth in Section 5 of this Declaration. Upon completion of the initial construction and installation of the Drainage System by Developer, the Association shall indemnify and hold Developer harmless from and against any cause of action, claim, liability, damage, loss, cost or expense, including reasonable attorneys fees, incurred by Developer and arising out of the Association's failure fulfill the obligations of the grantee under the Drainage Easement or properly inspect, maintain, repair, reconstruct or replace the Drainage System in accordance with the terms thereof.

7.3. GENERAL COVENANTS.

The Lots in the Subdivision are subject to such other easements and restrictions as set forth on the Plat. All easements and rights described herein are easements appurtenant, running with the land and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the Lot Owners, purchasers, mortgagees, lessees and occupants and their heirs, personal representatives, successors and assigns.

8. MISCELLANEOUS

8.1 LOT OWNER'S LACK OF AUTHORITY TO BIND ASSOCIATION.

No Lot Owner (other than the officers of the Association) shall have any authority to act for the Association or the other Lot Owners, as agent or otherwise, nor to bind the Association or the other Lot Owners to contracts, negotiable instruments or other obligations or undertakings of any kind.

8.2 SERVICE OF PROCESS.

Service of process upon the Association for all matters shall be made upon the registered agent of the Association as designated in the Articles of Incorporation, or any amendments thereto.

8.3 ENFORCEMENT OF DECLARATION; NO REVERSION OF TITLE.

8.3.1 The Association shall have the exclusive right to enforce, by proceedings at law or in equity, all the terms, conditions, and provisions of this Declaration and any Rules or Regulations adopted by the Association, except that any Lot Owner may proceed, at such Owner's expense, to enforce any such terms,

Document Number

Restated Declaration of Condominium and Merger Agreement

Title of Document

This document contains a merger agreement as required by Sections 703.275, Wis. Stats. and a Restated Declaration of Condominium for twenty previously-separate condominiums. The legal description of the now-combined condominium is set forth on Exhibit A to this document.

Recording Area

Name and Return Address

Parcel Identification Number (PIN)

I, Lorna J. Schneidewind being Secretary of Maple Leaf 20 Condominium Association (the "Association"), do hereby certify that:

1. All of the owners of at least seventy-five percent (75%) of the units of all of the condominiums have consented to and approve to this Restated Declaration of Condominium and Merger Agreement.

2. The vote was taken by written ballot.

3. The written ballots are on file with the Secretary of the Association.

Signed this 6 day of June, 2006.

Lorna J. Schneidewind
Secretary

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
County of Milwaukee)

Personally came before me this 6 day of JUNE, 2006 the above-named LORNA J. SCHNEIDEWIND to be known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, Waukesha County, Wisconsin
My commission expires: 11/30/08

This document was drafted by Jonathan B. Levine.

INFO-PRO (800)655-2021 www.infoproforms.com

EXHIBIT A

MERGER AGREEMENT

EXHIBIT B

LEGAL DESCRIPTION

10

Document Number

AFFIDAVIT OF CORRECTION

Title of Document

09453265

DOC.# 09453265

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 06/26/2007 01:25PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 29.00

THIS IS AN AFFIDAVIT OF CORRECTION OF THE RESTATED DECLARATION OF CONDOMINIUM AND PLAT for MAPLE LEAF 20 CONDOMINIUM.

AFFIANT, hereby swears or affirms that the Restated Declaration of Condominium and Plat for Maple Leaf 20 Condominium was recorded on the 17th day of November, 2006 as Document No. 09341441 and was recorded in the Register of Deeds of Milwaukee County, Wisconsin. This document, and the Plat recorded on the same date contained errors of the unit assignments of the following addresses:

4949 West Maple Leaf Circle,	4921 West Maple Leaf Circle
4947 West Maple Leaf Circle,	4931 West Maple Leaf Circle,
4945 West Maple Leaf Circle,	4935 West Maple Leaf Circle,
4941 West Maple Leaf Circle,	4937 West Maple Leaf Circle,
4951 West Maple Leaf Circle,	4939 West Maple Leaf Circle,
4955 West Maple Leaf Circle,	4761 West Maple Leaf Circle,
4957 West Maple Leaf Circle,	4765 West Maple Leaf Circle,
4959 West Maple Leaf Circle,	4767 West Maple Leaf Circle,
4929 West Maple Leaf Circle,	4769 West Maple Leaf Circle,
4927 West Maple Leaf Circle,	4779 West Maple Leaf Circle,
4925 West Maple Leaf Circle,	4777 West Maple Leaf Circle,
4775 West Maple Leaf Circle,	4771 West Maple Leaf Circle.

Recording Area

Name and Return Address
Jessica L. Boeldt
Law Firm of Jonathan B. Levine
8989 North Port Washington Rd
Suite 211
Milwaukee, WI 53217-1633.

Parcel Identification Number (PIN)

The unit assignments for these addresses have been corrected on the attached Exhibit C, which replaces the Exhibit C recorded with the Restatement Declaration of Condominium and Plat, and corrected on the Plat Addendum recorded on this date, a copy of which is attached hereto.

Dated this 21st day of June, 2007

Jessica L. Boeldt

Jessica L. Boeldt

Subscribed and sworn to before me
this 21st day of June, 2007.

Michelle Lodriguez
Notary Public
Milwaukee County, State of Wisconsin
My commission: August 15, 2010

Drafted by:
Attorney Jessica L. Boeldt
P.O. Address
8989 North Port Washington Road
Suite 211
Milwaukee, WI 53217-1633
(414) 352-0400

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION C

BY-LAWS

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BYLAWS OF
MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC.

1. NAME AND LOCATION.

The name of the Association is MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC., hereafter referred to as the "Association." The principal office of the Association and the mailing address of the Association shall be in care of Camco Management, Inc., 16535 West Bluemound Road, Suite 120, Brookfield, WI 53005-5905, but meetings of Members and Directors may be held at other places within the State of Wisconsin.

2. DEFINITIONS.

2.1. "ASSOCIATION" shall mean and refer to MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC., a corporation formed under the nonstock corporation statute, Chapter 181, Wisconsin Statutes, its successors and assigns.

2.2. "Homeowners' Association" shall mean and refer to MAPLE LEAF HOMEOWNERS' ASSOCIATION, INC., a corporation formed under the nonstick corporation statute, Chapter 181, Wisconsin Statutes, was created prior to the establishment of the ASSOCIATION to manage property and activities that were common to all twenty (20) of the individual condominium associations established by the developer, Joseph Development, LLC. This corporation exists as a separate organization and its relationship to the ASSOCIATION is defined in separate documents.

2.3. "OWNER" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

2.4. "UNIT" shall mean the property subject to the Declaration, consisting of two (2) cubicles of air, one (1) located in the Building (as defined in the Declaration) and one (1) located in the garage (as defined in the Declaration), at one or more levels of space or one or more rooms or enclosed spaces located in one or more floors (or parts thereof) in a Building and bounded along such boundaries as described in the Declaration.

2.5. "UNIT NUMBER" shall mean the number, letter or combination thereof identifying a Unit.

2.6. "COMMON ELEMENTS" shall mean and refer to all areas other than the Units and the Limited Common Elements, all as more particularly described in the Declaration.

2.7. "LIMITED COMMON ELEMENTS" shall mean those common elements identified herein as reserved for the exclusive use of one or more, but less than all, of the Unit Owners.

2.8. "MORTGAGE" shall mean any Mortgage or other security instrument by which a Unit or any part thereof is encumbered.

2.9. "PROPERTY" shall mean and refer to that certain real property described in the Declaration, and any supplements thereto and amendments thereof; said Property being legally described on Exhibit "A" attached hereto.

2.10. "DECLARATION" shall mean and refer to the Restated Declaration of MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC., applicable to the Property, to be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, and any supplements or amendments thereto as provided in the Declaration.

3. MEETING OF MEMBERS.

3.1. Annual Meeting.

The first annual meeting of the Members shall be held within one (1) year from the date of recording of the Declaration. The Board of Directors of the Association shall schedule all following annual meetings and should attempt to hold them at approximately the same date as the first meeting. Some variation in the date is expected to accommodate actual events. The purpose of each annual meeting of the Members shall be for the election of Directors and the transaction of such other business as may come before the meeting. It is noted that the annual meeting is also the annual meeting of the Homeowners' Association.

3.2. Special Meeting.

Special meetings of the Members may be called at any time by the Board of Directors or by the President, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes.

3.3. Place of Meetings.

Meetings of the Unit Owners shall be held at the principal office of the property or at such other suitable place convenient to the Owners as may be designated by the Board of Directors.

3.4. Notice of Meetings.

Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or other person authorized to call a meeting, by delivering written notice, either personally or by mail at least ten (10) days before such meeting to each voting Member entitled to vote thereat, last appearing on the books of the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. In lieu of such notice, waivers may be accepted from all Unit Owners.

3.5. Quorum.

The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, at elast twenty-five percent (25%) of the votes, or 40 total, shall constitute a quorum for any action except as otherwise provided in the Declaration or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

3.6. Proxies.

At all meeting of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be effective for a maximum period of one hundred-eighty (180) days (unless granted to a Mortgagee or lessee), shall be revocable and shall automatically cease upon conveyance by the Member of his Unit.

3.7. Majority of Unit Owners.

As used in these Bylaws, the term "majority of Unit Owners" shall mean those Unit Owners having more than fifty percent (50%) of the total authorized votes of all Unit Owners present in person or by proxy and voting at any meeting of the Unit Owners.

3.8. Order of Business.

The order of business at all meetings of the Unit Owners shall be as follows:

a) Roll call
b) Proof of notice of meeting or waiver of notice
c) Reading of minutes of preceding meeting
d) Reports of officers
e) Report of committees
f) Election of Directors (when applicable)
g) Unfinished business
h) New business

3.9. Parliamentary Procedure.

Except where inconsistent with these Bylaws, meetings of the Association shall be conducted in accordance with the latest revised edition of "Robert's Rules of Order." It is noted that the corporation is small, and will generally follow the less restrictive procedures given in that publication for smaller organizations.'

4. BOARD OF DIRECTORS SELECTION – TERMS OF OFFICE.

4.1. Number and Selection.

Commencing with the annual meeting of 2006, the affairs of this Association shall be managed by a Board of five (5) Directors. It is intended that all Members of the Board also be Members of the Association. However, should there not be a sufficient number of Member volunteers to provide a complete Board, then no more than one may by a non-member. The Directors shall be elected at an Association meeting for a three year term. The Board has the authority to redefine their terms to assure that no more than two (2) Directors shall have their terms expire in any given year. This will assure continuity of the Board. Thus, each annual meeting will elect either one or two Board members. It is noted that the Board of Directors for the Association is also the same for the Homeowners' Association.

4.2. Removal.

Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association, or by a majority vote of the other Directors. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Members of the Board and shall serve for the unexpired term of his predecessor.

4.3. Compensation.

No Director shall receive compensation for any service he/she may render to the Association as such. However, any Director may be reimbursed for his/her actual expenses incurred in the performance of his/her duties.

4.4. Action Taken Without A Meeting.

The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

5. MEETING OF DIRECTORS.

5.1. Regular Meeting.

Regular meetings of the Directors shall be held periodically without notice, at such place and hour as may be fixed from time to time by resolution of the Board. These meetings are, generally, to be held on the first Tuesday of each month. Should said meeting fall on a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

5.2. Special Meetings.

Special meetings of the Board of Directors shall be held when called by the President of the Association, or by two of the other Directors, after not less than twenty-four (24) hours notice to each Director.

5.3. Quorum.

A majority, or three (3) of the Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

5.4. Waiver of Notice.

Any member of the Board of Directors may, at any time, waive notice of any meeting of the Board of Directors in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Directors at any meeting of the Board shall constitute a waiver of notice by

him/her of the time and place thereof. If all the members of the Board of Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

6. POWER AND DUTIES OF THE BOARD OF DIRECTORS.

6.1. Powers.

In addition to their other authority, the Directors shall have power to:

6.1.1. Adopt budgets for revenues, expenditures and reserves, and levy and collect assessments for common expenses from Unit Owners;

6.1.2. Employ and dismiss employees and agents;

6.1.3. Adopt and publish rules and regulations governing the use of the Common Elements, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

6.1.4. Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the Membership by other provisions of these Bylaws or the Declaration;

6.1.5. Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties;

6.1.6. Foreclose the lien against property for which assessments are not paid within thirty (30) days after due date and/or to bring an action at law against the Owner personally obligated to pay the same;

6.1.7. Adopt and amend rules and regulations covering the details of the operation and use of the property;

6.1.8. Open bank accounts on behalf of the property and designate the signatories required therefore;

6.1.9. Purchase, lease or otherwise acquire in the name of the Board of Directors, or its designee, corporate or otherwise, on behalf

of all Unit Owners, Units offered for sale or lease or surrendered by the Owners to the Board of Directors;

6.1.10. Purchase Units at foreclosure or other judicial sales in the name of the Board of Directors, or its designee, corporate or otherwise, on behalf of all Unit Owners;

6.1.11. Sell, lease, mortgage, vote the votes appurtenant to (other than for the election of members of the Board of Directors), or otherwise dealing with Units acquired by and to sublease Units leased by the Board of Directors or its designee, corporate or otherwise, on behalf of all Unit Owners;

6.1.12. Organize corporations to act as designees of the Board of Directors in acquiring title to or leasing of Units on behalf of all Unit Owners;

6.1.13. Grant licenses for vending machines and laundry machines.

6.2. Duties.

It shall be the duty of the Board of Directors to:

6.2.1. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the Annual Meeting of the Members, or at any special meeting when such statement is required in writing by three-fourths (3/4) of the Members who are entitled to vote;

6.2.2. Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

6.2.3. As provided in the Declaration, to:

6.2.3.1. Fix the amount of the annual assessment against each Unit at least thirty (30) days in advance of each annual assessment period;

6.2.3.2. Send written notice of each assessment to every Owner subject thereto at least ten (10) days in advance of each annual assessment period.

6.2.4. Issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance or these certificates. But such certificate may not be withheld for nonpayment of such charge. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

6.2.5. Procure and maintain adequate liability and hazard and other insurance on property owned by the Association.

6.2.6. Cause all officers, members of Board and employees having fiscal responsibilities to be bonded, as it may deem appropriate;

6.2.7. Cause the Common Elements to be maintained;

6.2.8. Charge, in its discretion, reasonable fees for the use of any recreational facility which may be constructed upon the Common Elements.

6.2.9. Suspend the voting rights of an Owner upon the recording of a statement of condominium lien on that Owner's Unit. Such suspension of voting rights shall continue until the amount necessary to release the lien has been paid in full;

6.2.10. Grant easements through or over Common Elements;

6.2.11. Grant or withhold approval of any action by a Unit Owner or other person which would change the exterior appearance of any portion of the condominium;

6.2.12. Make contracts and incur liabilities in connection with the operation of the condominium;

6.2.13. Maintain a current roster of names and addresses of Unit Owners to which all notices shall be sent.

7. OFFICERS AND THEIR DUTIES.

7.1. Enumeration of Offices.

The officers of this Association shall be a President, Vice-President, Secretary, and a Treasurer who shall at all times be members of the Board of Directors, and such other officers as the Board may from time to time by resolution create.

7.2. Election of Officers.

The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

7.3. Term.

Each officer of this Association shall be elected annually by the Board and each shall hold office until a successor is elected, unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

7.4. Special Appointments.

The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

7.5. Resignation and Removal.

Any officer may be removed from office, with or without cause, by the Board. Any officer may resign at any time, by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

7.6. Vacancies.

A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer being replaced.

7.7. Multiple Offices.

The offices of Vice-President and Secretary, Vice-President and Treasurer, and Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to section 7.4 of this Article.

7.8. Duties.

7.8.1. **President.** The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks if required to do so by resolution of the Board of Directors;

7.8.2. **Vice-President.** The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board;

7.8.3. **Secretary.** The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members and present the minutes of the prior meeting and have all minutes available at all meetings; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board;

7.8.4. **Treasurer.** The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be conducted in a manner deemed appropriate by the Board at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

8. COMMITTEES.

The Board of Directors, for both the Condominium Association and the Homeowners' Association, shall appoint an architectural control committee. The size of this committee to be determined by those Members volunteering to serve. In addition, the Board of Directors may appoint other committees as deemed appropriate in carrying out its purpose.

9. BOOKS AND RECORDS.

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member or any mortgagee. The Declaration, Articles and the Bylaws as well as annual reports of the Association and minutes of annual meetings shall be available for inspection by any member or any mortgagee at the principal office of the Association, where copies may be purchased at a reasonable cost.

10. ASSESSMENTS.

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments, or installments thereof, which are not paid when due, shall be delinquent. If the assessment is not paid within ten (10) days after the due date, the assessment shall bear a late fee of $25, or other amount as determined by the Board of Directors who may, from time to time, adjust the amount of the fee. This fee shall be due for each month or fraction thereof that such assessment is delinquent. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorneys' fees of any such action, whether or not suit is commenced, shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for therein by nonuse of the Common Elements or abandonment of his Unit. A suit to recover a money judgment for unpaid assessments hereunder may be maintainable without foreclosing or waiving the lien securing the same. If any assessment becomes delinquent, the privilege of paying such assessment in installments shall be terminated. If such delinquent installment be of an annual assessment, the entire annual assessment for the remainder of the fiscal year shall be considered at once, without further notice, due and payable and shall be considered delinquent. If the delinquent installment be of a special assessment, the entire special assessment shall be considered at once, without further notice, due and payable and shall be considered delinquent.

11. ABATEMENT AND ENJOINING OF VIOLATIONS.

The violations of any rule or regulation adopted by the Board of Directors, or the breach of any Bylaw contained herein, or the breach of any provision of the Declaration, shall give the Board of Directors the right, in addition to any other rights set forth in these Bylaws: (a) to enter the Unit in which or as to which such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit Owner, any structure, things or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board of Directors shall not thereby be deemed guilty in any manner of the trespass; or (b) to enjoin, abate or remedy such thing or condition by appropriate legal proceedings.

12. SALE AND LEASE OF UNITS.

12.1. Sales and Lease.

No Unit Owner may sell or lease his/her Unit or any interest therein except by complying with the provisions of this section. A Unit Owner's sale of his/her Unit shall include the sale of: (a) the undivided interest in the Common Elements and facilities appurtenant thereto; (b) the interest of such Unit Owner in any Units theretofore acquired by the Board of Directors, or its designee, on behalf of all Unit Owners, or the proceeds of the sale or lease thereof, if any; and (c) the interest of such Unit Owner in any other assets of the Property, hereinafter collectively called the "appurtenant interests."

12.2. Lease.

Any lease shall be consistent with these Bylaws and shall provide that it may not be modified, amended, extended or assigned, without the prior consent in writing of the Board of Directors, that the tenant shall not sublet the demised premises, or any part thereof, without the prior consent in writing of the Board of Directors, and that the Board of Directors shall have the power to terminate such lease and to bring summary proceedings to evict the tenant in the name of the landlord there under, in the event of default by the tenant in the performance of the terms and conditions of such lease. Except as hereinbefore set forth, the form of any lease of a Unit shall be the then current form of apartment lease recommended by the Wisconsin Real Estate Board, with such modifications as shall from time to time be required by the Board of Directors or be approved in writing by the Board of Directors. See the Rules & Regulations, March 2008, for additional information concerning leases.

12.3. Approval of Purchase.

The Board of Directors may not purchase a Unit without first obtaining the approval of the majority of Unit Owners present in person or by proxy, at a special meeting called for that purpose.

12.4. Financing of Purchase of Units by Board of Directors.

Acquisition of Units by the Board of Directors, or its designee, on behalf of all Unit Owners, may be made from working capital and common charges in the hands of the Board of Directors, or if such funds are insufficient, the Board of Directors may levy an assessment against each Unit Owner in proportion to his/her ownership in the Common Elements and facilities, as a common charge, which assessment shall be enforceable in the same manner as provided herein. Alternatively, the Board of Directors may borrow money to finance the acquisition of such Unit; provided, however, that no financing may be secured by an encumbrance or hypothecation of any property other than the Unit to be acquired by the Board of Directors.

12.5. Waiver of Right of Partition with Respect to Units Acquired by Board of Directors.

In the event that a Unit shall be acquired by the Board of Directors or its designee on behalf of all Unit Owners as tenants-in-common, all such Unit Owners shall be deemed to have waived all rights or partition with respect to such Unit.

12.6. Payment of Assessments.

No Unit Owner shall be permitted to convey, mortgage, pledge, hypothecate, sell or lease his Unit unless and until he shall have paid in full to the Board of Directors all unpaid common charges theretofore assessed by the Board of Directors against his Unit and until he shall have satisfied all unpaid liens against such Unit, except permitted mortgages.

12.7. Notification of Conveyance.

Within five (5) days after a sale, transfer or conveyance (by land contract, mortgage or otherwise) or any legal or equitable interest in a Unit, the purchaser or mortgagee shall deliver notice to the Association stating: (a) the date of the conveyance; (b) the Unit; (c) the purchaser's or mortgagee's name and mailing address; and (d) the name and address of the Designee of such purchaser, if any;

and (e) any other information as may be required under the Condominium Documents or as may be reasonably requested by the Board.

13. CONFLICTS.

These Bylaws are set forth to comply with the requirements of the Wisconsin Unit Ownership Act. In case there is any conflict between the provisions of the Act or of the documents listed below, or between the various documents listed below, the Act or the document, as the case may be, shall control in the following order:

a) The Act;
b) The Declaration;
c) The Plat of the Building Condominium;
d) The Articles of the Association;
e) These Bylaws.

14. AMENDMENTS.

These Bylaws may be amended by affirmative vote of Unit Owners having seventy-five percent (75%) or more of the votes at a regular or special meeting of the Members.

15. FISCAL YEAR.

The fiscal year of the corporation shall be the annual periods beginning January 1 and ending December 31, or such other fiscal year as the Board of Directors may, from time to time, designate.

16. CORPORATE SEAL.

The Association shall not have a seal; and where a seal is required, there shall be a notation thereon to the effect that the Association has no seal.

IN WITNESS WHEREOF, the Secretary of MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, have hereunto set his hand this 6 day of June, 2006.

Secretary

Drafted By:
Attorney Bradley I. Dallet
Whyte Hirschboeck Dudek, S.C.
111 E. Wisconsin Ave., Suite 2100
Milwaukee, WI 53202
(for Maple Leaf 7 Condomium)

Prepared for Merger by:
Attorney Jessica L. Boeldt
Law Firm of Jonathan B. Levine
8989 N. Port Washington Road
Milwaukee, WI 53217

Note
Attachment A
Maple Leaf 20 – Plot

To be supplied

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION D

ARTICLES OF INCORPORATION

Articles of Incorporation
Maple Leaf 20 Condominium Association, Inc.

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 thru 20, inclusive, in MAPLE LEAF, being a redivision of Parcel 1 of Certified Survey map No. 6454, being a part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 23, T 6 N, R 21 E, City of Greenfield, Milwaukee County, Wisconsin, recorded on December 22, 1997 at Document No. 7465027 on Reel 4207, Image 1938-1402.

This condominium is a merger of the following 20 condominiums:

Maple Leaf 1, A Condominium, Declaration recorded on 7/12/00 as Document No. 7934616; Plat recorded on 7/12/00 as Document No. 7934617.

Maple Leaf 2, A Condominium, Declaration recorded on 8/6/99 as Document No. 7785614; Plat recorded on 8/6/99 as Document No. 7785615.

Maple Leaf 3, A Condominium, Declaration recorded on 9/11/00 as Document No. 7958990; Plat recorded on 9/11/00 as Document No. 7958991.

Maple Leaf 4, A Condominium, Declaration recorded on 5/3/01 as Document No. 8059445; Plat recorded on 5/3/01 as Document No. 8059446.

Maple Leaf 5 Condominium, Declaration recorded on 5/3/01 as Document No. 8059449; Plat recorded on 5/3/01 as Document No. 8059450.

Maple Leaf 6 Condominium, Declaration recorded on 3/1/01 as Document No. 8029502; Plat recorded on 3/1/01 as Document No. 8029503.

Maple Leaf 7 Condominium, Declaration recorded on 11/6/00 as Document No. 7985862; Plat recorded on 11/6/00 as Document No. 7985863.

Maple Leaf 8 Condominium, Declaration recorded on 11/30/01 as Document No. 8178047; Plat recorded on 11/30/01 as Document No. 8178048.

Maple Leaf 9 Condominium, Declaration recorded on 1/2/02 as Document No. 8193423; Plat recorded on 1/2/02 as Document No. 8193424.

Maple Leaf 10 Condominium, Declaration recorded on 2/26/02 as Document No. 8232022; Plat recorded on 2/26/02 as Document No. 8232023.

Maple Leaf 11 Condominium, Declaration recorded on 2/26/02 as Document No. 8232931; Plat recorded on 2/26/02 as Document No. 8232032.

Maple Leaf 12 Condominium, Declaration recorded on 10/4/02 as Document No. 8358977; Plat recorded on 10/4/02 as Document No. 8358978.

Maple Leaf 13 Condominium, Declaration recorded on 5/11/04 as Document No. 8780601; Plat recorded on 5/11/04 as Document No. 8780602.

Maple Leaf 14 Condominium, Declaration recorded on 5/11/04 as Document No. 8780628; Plat recorded on 5/11/04 as Document No. 8780629.

EXHIBIT C

UNIT	ADDRESS
1-1	4969 West Maple Leaf Circle
1-2	4967 West Maple Leaf Circle
1-3	4965 West Maple Leaf Circle
1-4	4961 West Maple Leaf Circle
1-5	4971 West Maple Leaf Circle
1-6	4975 West Maple Leaf Circle
1-7	4977 West Maple Leaf Circle
1-8	4979 West Maple Leaf Circle
2-1	4949 West Maple Leaf Circle
2-2	4947 West Maple Leaf Circle
2-3	4945 West Maple Leaf Circle
2-4	4941 West Maple Leaf Circle
2-5	4951 West Maple Leaf Circle
2-6	4955 West Maple Leaf Circle
2-7	4957 West Maple Leaf Circle
2-8	4959 West Maple Leaf Circle
3-1	4929 West Maple Leaf Circle
3-2	4927 West Maple Leaf Circle
3-3	4925 West Maple Leaf Circle
3-4	4921 West Maple Leaf Circle
3-5	4931 West Maple Leaf Circle
3-6	4935 West Maple Leaf Circle
3-7	4937 West Maple Leaf Circle
3-8	4939 West Maple Leaf Circle
4-1	4909 West Maple Leaf Circle
4-2	4907 West Maple Leaf Circle
4-3	4905 West Maple Leaf Circle
4-4	4901 West Maple Leaf Circle
4-5	4911 West Maple Leaf Circle
4-6	4915 West Maple Leaf Circle
4-7	4917 West Maple Leaf Circle
4-8	4919 West Maple Leaf Circle
5-1	4889 West Maple Leaf Circle
5-2	4887 West Maple Leaf Circle
5-3	4885 West Maple Leaf Circle
5-4	4884 West Maple Leaf Circle
5-5	4891 West Maple Leaf Circle
5-6	4895 West Maple Leaf Circle
5-7	4897 West Maple Leaf Circle

5-8	4899 West Maple Leaf Circle
6-1	4869 West Maple Leaf Circle
6-2	4867 West Maple Leaf Circle
6-3	4865 West Maple Leaf Circle
6-4	4861 West Maple Leaf Circle
6-5	4871 West Maple Leaf Circle
6-6	4875 West Maple Leaf Circle
6-7	4877 West Maple Leaf Circle
6-8	4879 West Maple Leaf Circle
7-1	4849 West Maple Leaf Circle
7-2	4847 West Maple Leaf Circle
7-3	4845 West Maple Leaf Circle
7-4	4841 West Maple Leaf Circle
7-5	4851 West Maple Leaf Circle
7-6	4855 West Maple Leaf Circle
7-7	4857 West Maple Leaf Circle
7-8	4859 West Maple Leaf Circle
8-1	4828 West Maple Leaf Circle
8-2	4826 West Maple Leaf Circle
8-3	4824 West Maple Leaf Circle
8-4	4820 West Maple Leaf Circle
8-5	4830 West Maple Leaf Circle
8-6	4834 West Maple Leaf Circle
8-7	4836 West Maple Leaf Circle
8-8	4838 West Maple Leaf Circle
9-1	4808 West Maple Leaf Circle
9-2	4806 West Maple Leaf Circle
9-3	4804 West Maple Leaf Circle
9-4	4800 West Maple Leaf Circle
9-5	4810 West Maple Leaf Circle
9-6	4814 West Maple Leaf Circle
9-7	4816 West Maple Leaf Circle
9-8	4818 West Maple Leaf Circle
10-1	4788 West Maple Leaf Circle
10-2	4786 West Maple Leaf Circle
10-3	4784 West Maple Leaf Circle
10-4	4780 West Maple Leaf Circle
10-5	4790 West Maple Leaf Circle
10-6	4794 West Maple Leaf Circle
10-7	4796 West Maple Leaf Circle
10-8	4798 West Maple Leaf Circle
11-1	4768 West Maple Leaf Circle
11-2	4766 West Maple Leaf Circle

11-3	4764 West Maple Leaf Circle
11-4	4760 West Maple Leaf Circle
11-5	4770 West Maple Leaf Circle
11-6	4774 West Maple Leaf Circle
11-7	4766 West Maple Leaf Circle
11-8	4778 West Maple Leaf Circle
12-1	4748 West Maple Leaf Circle
12-2	4746 West Maple Leaf Circle
12-3	4744 West Maple Leaf Circle
12-4	4740 West Maple Leaf Circle
12-5	4750 West Maple Leaf Circle
12-6	4754 West Maple Leaf Circle
12-7	4756 West Maple Leaf Circle
12-8	4758 West Maple Leaf Circle
13-1	4728 West Maple Leaf Circle
13-2	4726 West Maple Leaf Circle
13-3	4724 West Maple Leaf Circle
13-4	4720 West Maple Leaf Circle
13-5	4730 West Maple Leaf Circle
13-6	4734 West Maple Leaf Circle
13-7	4736 West Maple Leaf Circle
13-8	4738 West Maple Leaf Circle
14-1	4708 West Maple Leaf Circle
14-2	4706 West Maple Leaf Circle
14-3	4704 West Maple Leaf Circle
14-4	4700 West Maple Leaf Circle
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14-6	4714 West Maple Leaf Circle
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14-8	4718 West Maple Leaf Circle
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15-5	4958 West Maple Leaf Circle
15-6	4956 West Maple Leaf Circle
15-7	4950 West Maple Leaf Circle
15-8	4950 West Maple Leaf Circle
16-1	4920 West Maple Leaf Circle
16-2	4924 West Maple Leaf Circle
16-3	4926 West Maple Leaf Circle
16-4	4928 West Maple Leaf Circle
16-5	4938 West Maple Leaf Circle

16-6	4936 West Maple Leaf Circle
16-7	4934 West Maple Leaf Circle
16-8	4930 West Maple Leaf Circle
17-1	4880 West Maple Leaf Circle
17-2	4884 West Maple Leaf Circle
17-3	4886 West Maple Leaf Circle
17-4	4888 West Maple Leaf Circle
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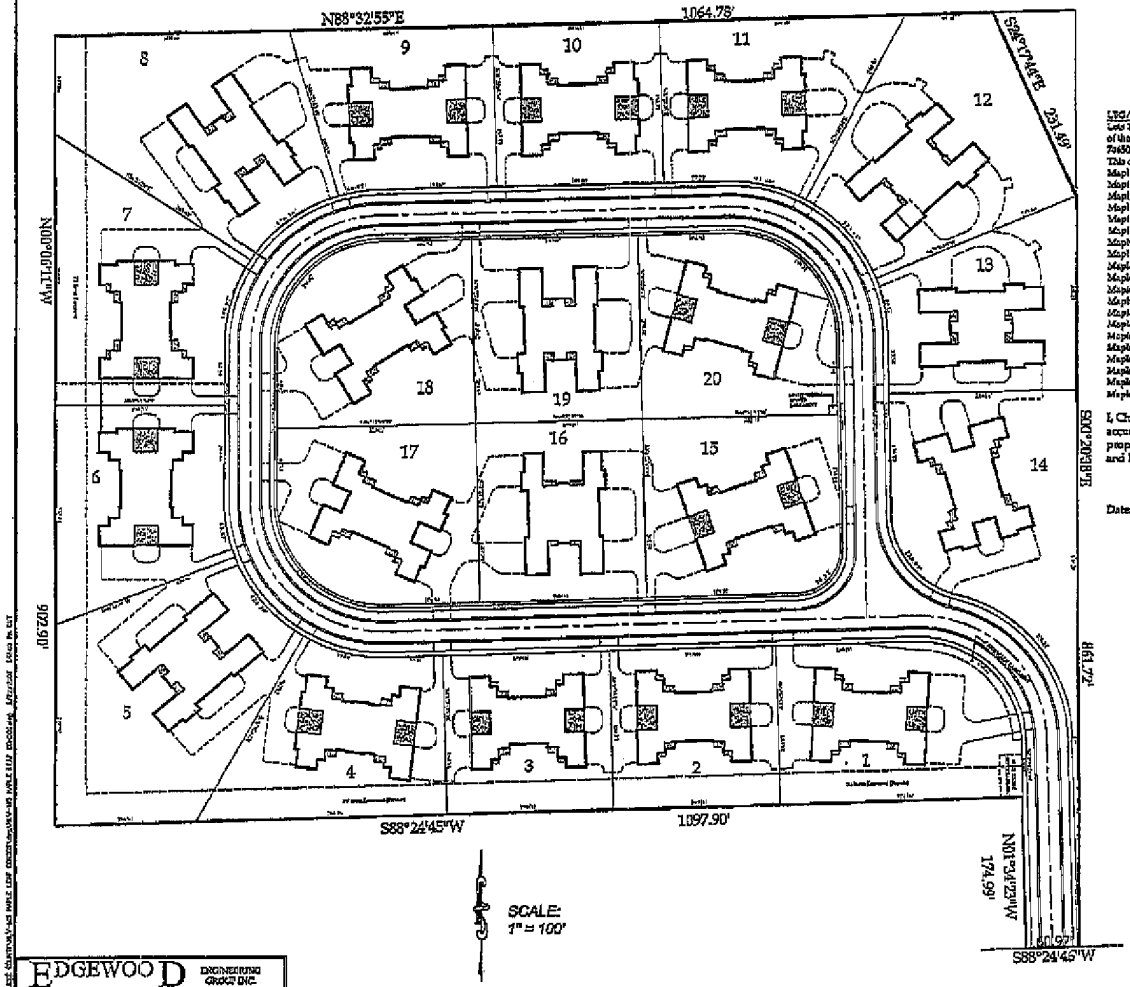
17-8	4890 West Maple Leaf Circle
18-1	4839 West Maple Leaf Circle
18-2	4837 West Maple Leaf Circle
18-3	4835 West Maple Leaf Circle
18-4	4831 West Maple Leaf Circle
18-5	4821 West Maple Leaf Circle
18-6	4825 West Maple Leaf Circle
18-7	4827 West Maple Leaf Circle
18-8	4829 West Maple Leaf Circle
19-1	4799 West Maple Leaf Circle
19-2	4797 West Maple Leaf Circle
19-3	4795 West Maple Leaf Circle
19-4	4791 West Maple Leaf Circle
19-5	4781 West Maple Leaf Circle
19-6	4785 West Maple Leaf Circle
19-7	4787 West Maple Leaf Circle
19-8	4789 West Maple Leaf Circle
20-1	4761 West Maple Leaf Circle
20-2	4765 West Maple Leaf Circle
20-3	4767 West Maple Leaf Circle
20-4	4769 West Maple Leaf Circle
20-5	4779 West Maple Leaf Circle
20-6	4777 West Maple Leaf Circle
20-7	4775 West Maple Leaf Circle
20-8	4771 West Maple Leaf Circle

CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



LEGAL DESCRIPTION:
Lot 1 Occ 20, inclusive, in MAPLE LEAS, being a subdivision of Parcel 1 of Certified Survey map No. 6454, being a part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 22, T 6 N, R 22 E, City of Greenfield, Milwaukee County, Wisconsin, recorded on December 22, 1997 at Document No. 7065227 on Reel 4207, Image 1804-1862.

This condominium is a merger of the following 20 condominiums:

Maple Leaf 1, A Condominium, Declaration recorded on 7/12/00 as Document No. 7504026; Plat recorded on 7/13/00 as Document No. 7506417
Maple Leaf 2, A Condominium, Declaration recorded on 8/6/99 as Document No. 7385016; Plat recorded on 8/6/99 as Document No. 7385015
Maple Leaf 3, A Condominium, Declaration recorded on 9/11/00 as Document No. 7548990; Plat recorded on 9/11/00 as Document No. 7548991
Maple Leaf 4, A Condominium, Declaration recorded on 5/3/01 as Document No. 8059445; Plat recorded on 5/3/01 as Document No. 8059446
Maple Leaf 5 Condominium, Declaration recorded on 5/3/01 as Document No. 8059449; Plat recorded on 5/3/01 as Document No. 8059450
Maple Leaf 6 Condominium, Declaration recorded on 3/1/01 as Document No. 8029502; Plat recorded on 3/1/01 as Document No. 8029503
Maple Leaf 7 Condominium, Declaration recorded on 11/6/00 as Document No. 7585862; Plat recorded on 11/6/00 as Document No. 7585860
Maple Leaf 8 Condominium, Declaration recorded on 12/20/01 as Document No. 8178047; Plat recorded on 12/20/01 as Document No. 8178048
Maple Leaf 9 Condominium, Declaration recorded on 1/2/02 as Document No. 8193423; Plat recorded on 1/2/02 as Document No. 8193424
Maple Leaf 10 Condominium, Declaration recorded on 2/26/02 as Document No. 8232022; Plat recorded on 2/26/02 as Document No. 8232023
Maple Leaf 11 Condominium, Declaration recorded on 2/26/02 as Document No. 8232031; Plat recorded on 2/26/02 as Document No. 8232032
Maple Leaf 12 Condominium, Declaration recorded on 10/4/02 as Document No. 8358977; Plat recorded on 10/4/02 as Document No. 8358978
Maple Leaf 13 Condominium, Declaration recorded on 5/13/04 as Document No. 8760621; Plat recorded on 5/12/04 as Document No. 8760622
Maple Leaf 14 Condominium, Declaration recorded on 5/13/04 as Document No. 8760623; Plat recorded on 5/13/04 as Document No. 8760629
Maple Leaf 15 Condominium, Declaration recorded on 12/30/99 as Document No. 7454036; Plat recorded on 12/30/99 as Document No. 7454037
Maple Leaf 16 Condominium, Declaration recorded on 12/31/02 as Document No. 8419545; Plat recorded on 12/31/02 as Document No. 8419546
Maple Leaf 17 Condominium, Declaration recorded on 12/31/02 as Document No. 8419548; Plat recorded on 12/31/02 as Document No. 8419549
Maple Leaf 18 Condominium, Declaration recorded on 2/2/05 as Document No. 8566321; Plat recorded on 2/2/05 as Document No. 8566324
Maple Leaf 19 Condominium, Declaration recorded on 7/18/05 as Document No. 8676420; Plat recorded on 7/18/05 as Document No. 8676408
Maple Leaf 20 Condominium, Declaration recorded on 5/17/00 as Document No. 7931607; Plat recorded on 5/17/00 as Document No. 7931608

I, Christopher J. Kunkel, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements upon said property. This condominium plat is a correct representation of MAPLE LEAF 20 CONDOMINIUM and the identification and location of each unit and the common elements can be determined from this plat.

Date: 6/25/07

Christopher J. Kunkel, RLS 1755

WISCONSIN
CHRISTOPHER J. KUNKEL
S-1755
WAUKESHA, WI
LAND SURVEYOR

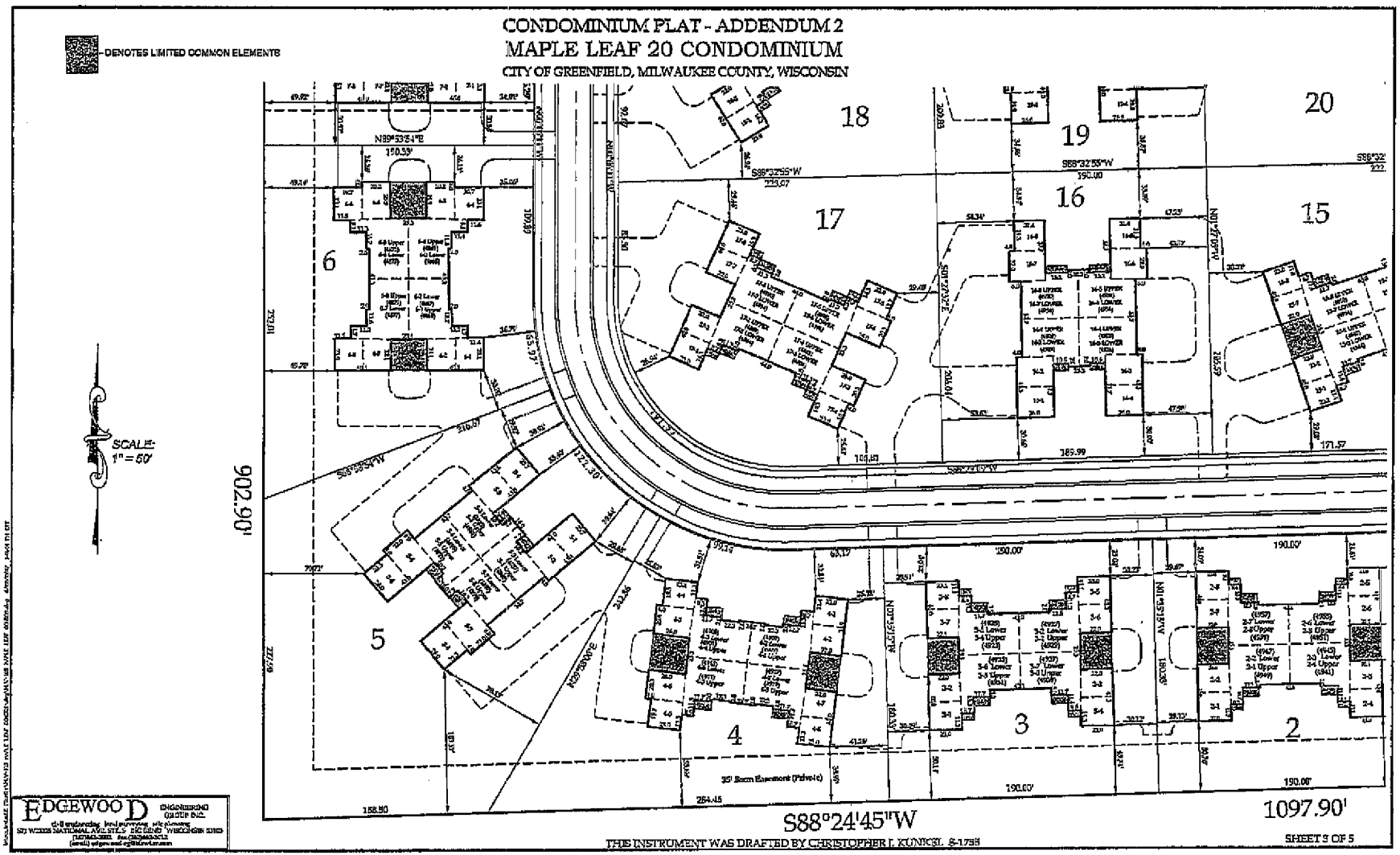
▨ - DENOTES LIMITED COMMON ELEMENTS

EDGEWOOD ENGINEERING GROUP INC.
civil engineering, land surveying, consultants
875 WOOD NATIONAL CAMPUS, BIG BEND, WISCONSIN 53103
(262)363-3020 fax (262)363-3022
(email) edgewood-eg@sbcglobal.net

THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER J. KUNKEL, S-1755

CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

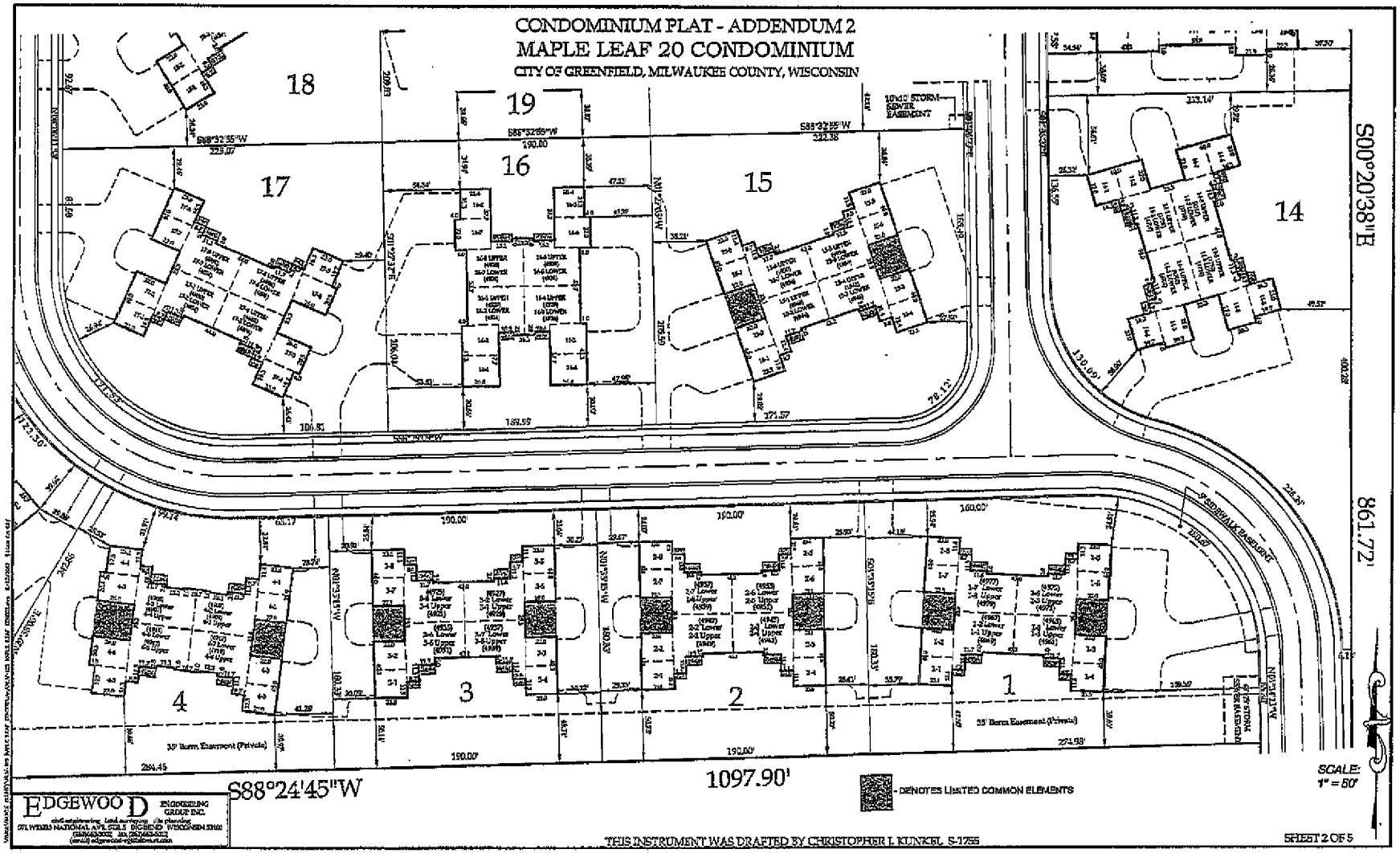
DENOTES LIMITED COMMON ELEMENTS



EDGEWOOD ENGINEERING GROUP INC.

THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER J. KUNICKI, S-1798

CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

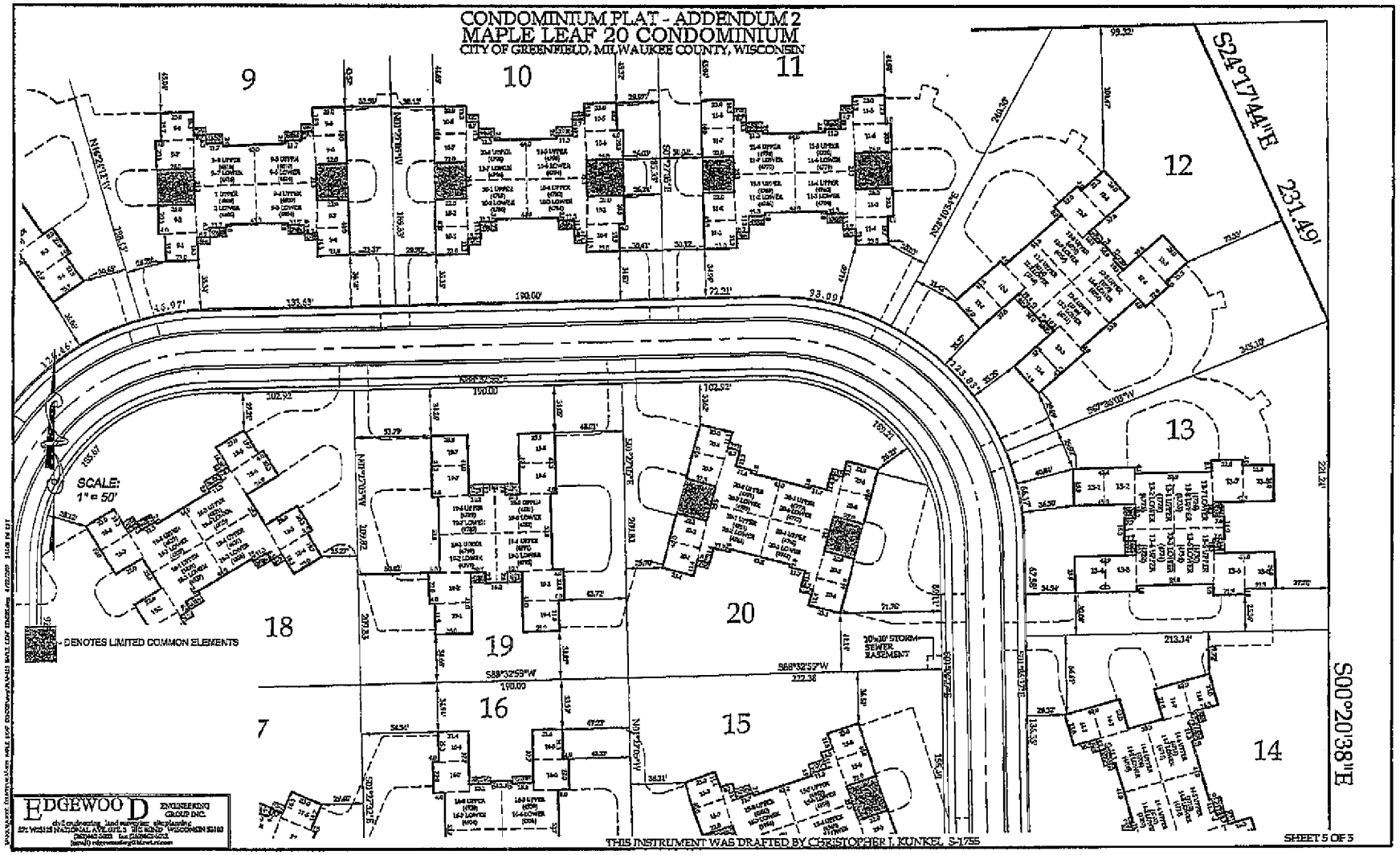


EDGEWOOD ENGINEERING GROUP INC.

- DENOTES LIMITED COMMON ELEMENTS

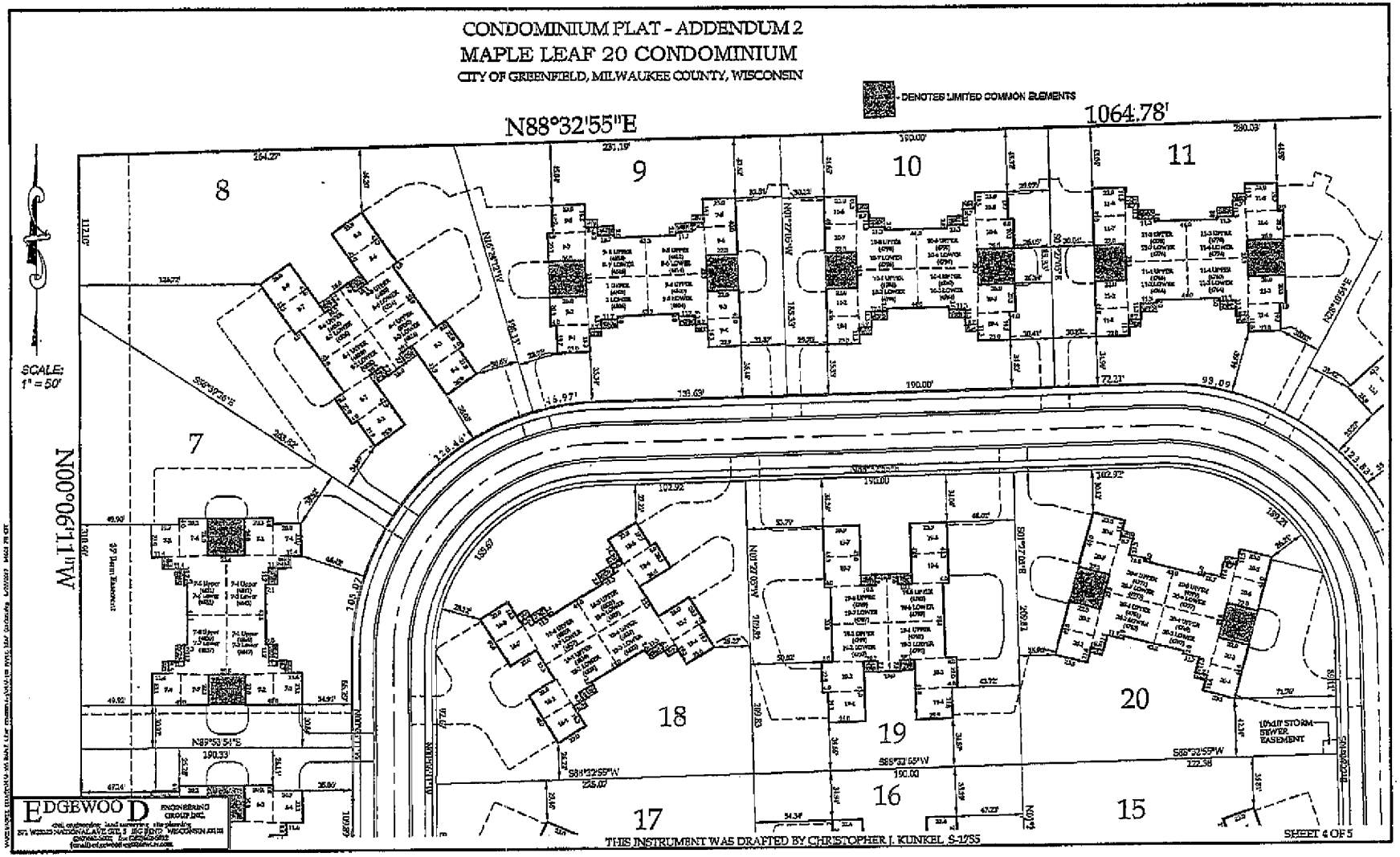
THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER I. KUNKEL S-1755

CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



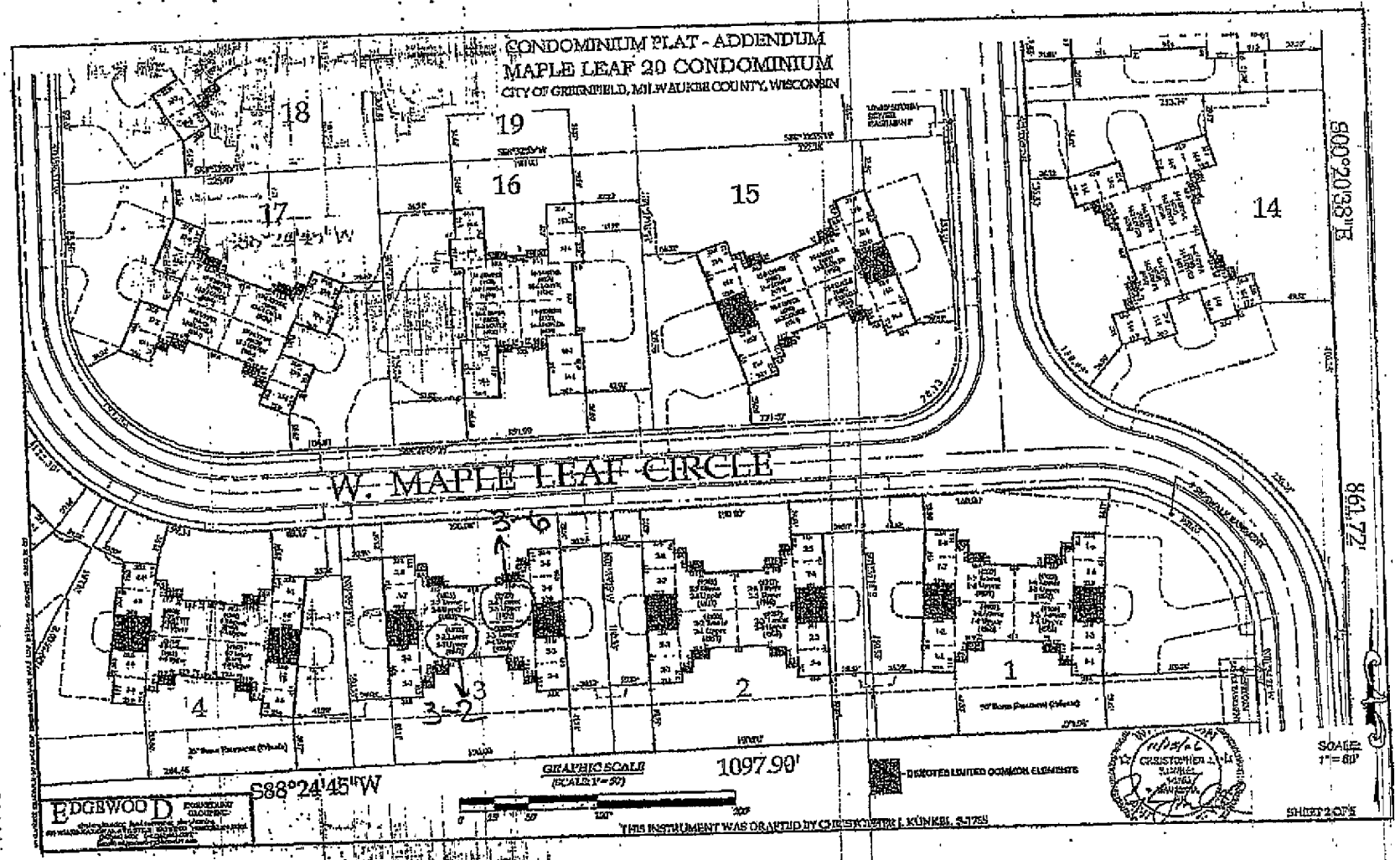
THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER J. KUNKEL S-1755

CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER J. KUNKEL S-1755

SHEET 4 OF 5


CONDOMINIUM PLAT - ADDENDUM
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN
W. MAPLE LEAF CIRCLE
18
19
16
17
15
14
4
3
2
1
3-6
3-2
S00°20'38"E
861.72'
S88°24'45"W
1097.90'
GRAPHIC SCALE
(SCALE: 1"=50')
DENOTES LIMITED COMMON ELEMENTS
SCALE: 1"=80'
SHEET 2 OF 5
EDGEWOOD
THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER J. KUNKEL, S-1755

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION E

MANAGEMENT AGREEMENT

Condominium and Homeowners' Association Management Agreement

ASSOCIATION : MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC.

AGENT: HUNT MANAGEMENT INCORPORATED

For Property located at W. MAPLE LEAF CIRCLE, GREENFIELD, WISCONSIN

Beginning MAY 1, 2013

Ending APRIL 30, 2014

This agreement (the "Agreement") is made and entered into this 26TH day of MARCH, 2013 by and between the unit owners' association known as MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC. (the "Association"), which is established in accordance with the laws of the State of WISCONSIN for the property known as MAPLE LEAF CONDOMINIUM located at W. MAPLE LEAF CIRCLE, GREENFIELD, WISCONSIN (the "Property"), and HUNT MANAGEMENT INCORPORATED (the "Agent").

AUTHORITY OF THE AGREEMENT
The Board of Directors of the Association (the "Board"), on behalf of the Association, hereby appoints Agent to manage the Property, and Agent accepts appointment to manage the Property.

The parties further agree as follows:

Section 1 TERM OF AGREEMENT

The Board appoints Agent exclusively to manage the Property for a period of ONE (1) year, beginning MAY 1, 2013, and thereafter for periods of one year unless this Agreement is terminated as provided in this section or in sections 11 or 12. Either party may terminate this Agreement at the end of the initial term or at the end of any one-year renewal period provided that written notice is given to the other party on or before the sixtieth (60th) day prior to the expiration of the initial term or on or before the sixtieth (60th) day prior to the expiration of such one-year renewal period.

Section 2 SERVICES OF AGENT

Agent shall manage the Property to the extent, for the period, and upon the terms of this Agreement. Agent shall perform the following services in the name of and on behalf of the Association, and the Association hereby gives Agent the authority and powers required to perform these services.

2.1 COLLECTION OF ASSESSMENTS

Agent shall collect (and give receipts for, if necessary) all monthly and other assessments and other monies that are due the Association with respect to the Property and for all rental or other payments from concessionaires, if any. HOWEVER, Agent shall have no authority or responsibility to collect delinquent assessments or other charges except to send notices of delinquency.

2.2 RECORDS OF INCOME AND EXPENDITURES

Agent shall maintain records of all income and expenses relating to the Property, and shall submit to the Association on or before the FIFTEENTH (15TH) day of the following month, a statement of receipts and disbursements for the preceding month, including a statement of the balance in the operating account for the Property.

2.3 PREPARATION OF ANNUAL BUDGET

SIXTY (60) days prior to the beginning of each fiscal year, which begins on JANUARY 1ST, Agent shall prepare and submit to the Board a recommended Annual Budget for the next year showing anticipated income and expenses for such year.

2.4 SUBMISSION OF ANNUAL REPORT

Within THIRTY (30) days after the end of each fiscal year, Agent shall submit to the Association a summary of all receipts and disbursements relating to the Property for the preceding year. HOWEVER, submission of such annual report shall not be construed to require Agent to supply an audit. Any audit required by the Association shall be prepared at the Association's expense by an auditor(s) of its selection.

2.5 MAINTENANCE OF COMMON ELEMENTS

Subject to the direction of the Board, at the expense of the Association and in accordance with the Association's approved budget, Agent shall cause the common elements of the Property to be maintained according to appropriate standards of maintenance consistent with the character of the Property, including BUILDING & GROUNDS MAINTENANCE & REPAIR, ETC.

2.6 EMPLOYMENT OF PERSONNEL

Agent shall retain, hire, pay, negotiate collective bargaining agreements with (if necessary), supervise, and discharge whatever personnel may be required to maintain and operate the Property on behalf of the Association and in accordance with the budget, job standards, and wage rates previously approved by the Association. All such personnel shall be either independent contractors or employees of the Association and not of Agent, and all payments, salaries, taxes, and other expenses payable to or on account of such independent contractors or employees shall be operating expenses of the Property. Agent shall obtain Board approval prior to hiring any individual as an employee.

2.7 PAYMENT OF EMPLOYMENT TAXES

Agent shall, on behalf of the Association, execute and file all tax and other returns and do and perform all acts required of the Association as an employer under the Federal Insurance Contributions Act, the Federal Unemployment Tax Act, all applicable federal, state, and local income tax laws, and all other laws, regulations, and/or ordinances governing employment and payment of wages. Upon request, the Board shall promptly execute and deliver to Agent all necessary powers of attorney, notices of appointment, and the like. The Association shall supply all funds to pay any taxes.

2.8 UTILITIES AND SERVICES CONTRACTS

Subject to the direction of the Board and on behalf of the Association, Agent shall negotiate contracts for water, electricity,

gas, telephone, and such other services as may be necessary or advisable for the common elements of the Property. Agent shall also purchase on behalf of the Association such equipment, tools, appliances, materials, and supplies as are necessary for the proper operation and maintenance of the Property. All such contracts and purchases shall be executed in the name of the Association by its Board of Directors and at its expense.

2.9 PAYMENT OF EXPENSES

From the funds of the Association, Agent shall pay all expenses of the Property, including taxes, building and elevator inspection fees, water rates and other governmental charges, and all other charges or obligations incurred by the Association or by Agent on behalf of the Association with respect to the maintenance or operation of the Property or pursuant to the terms of this Agreement or pursuant to other authority granted by the Board on behalf of the Association.

2.10 RECORDS OF INSURANCE

Agent shall maintain appropriate records of all insurance coverage for the Property carried by the Association as specified in paragraph 10.2. Agent shall cooperate with the Board in investigating and reporting all accidents or claims for damage relating to the ownership, operation, and maintenance of the common elements of the Property, including any damage or destruction to them.

2.11 OTHER SPECIFIC SERVICES OF AGENT

TO BE NEGOTIATED AS REQUIRED. All of the services and activities on the Detailed Summary of Services attached hereto are included as basic Management Services under Section 9.1.

Section 3 LIMITATION ON EXPENDITURES BY AGENT

In discharging its responsibilities under section 2 of this Agreement, Agent shall not make any unbudgeted expenditures or incur any nonrecurring contractual obligation exceeding $500.00, without the prior consent of the Association through the Board. HOWEVER, no such consent shall be required to repay any advances made by Agent under the terms of section 5. Notwithstanding these limitations, Agent may, on behalf of the Association and without prior consent of the Board, expend any amount or incur a contractual obligation in any amount required to deal with emergency conditions which may involve a danger to life or property or which may threaten the safety of the Property or the individual owners and occupants or which may threaten the suspension of any necessary service to the Property.

Section 4 AGENT NOT RESPONSIBLE FOR MAINTENANCE OF INDIVIDUAL UNITS

Agent shall have no authority or responsibility for maintenance or repairs to individual units in the Property. Such maintenance and repairs shall be the sole responsibility of the owners individually.

Section 5 DISPOSITION OF FUNDS

Agent shall, on behalf of the Association, deposit collections and pay expenses of the Property as stated below.

5.1 DEPOSIT OF COLLECTIONS

Agent shall deposit all monies collected on behalf of the Association in a bank or other financial institution whose deposits are insured by the federal government or such other depository as directed by the Association in writing. The funds of the Association shall at all times be maintained separate and apart from Agent's own funds and from the funds of any others. Agent's designees shall be the only parties authorized to draw upon such accounts (EXCEPTING THOSE ACCOUNTS DESIGNATED AS 'RESERVES' FOR WHICH DIRECTORS / OFFICERS SHALL BE SIGNATORIES). Agent shall not be held liable in the event of bankruptcy or failure of such depository. Such operating account shall not be required to bear interest.

5.2 PAYMENT OF EXPENSES

Agent shall pay all expenses of operation and management of the Property from the Association's funds held in account by Agent. Any amounts owed to Agent by the Association shall also be paid from such account at any time without prior notice to the Association.

5.3 AGENT NOT REQUIRED TO ADVANCE FUNDS

Agent shall have no obligation to advance funds to the Association for any purpose whatsoever. Any funds advanced to the Association by Agent shall be repaid to Agent ~~immediately~~ within three business days after Agent provides written records and explanation of need for advanced funds to the Board from the Association's funds. Any sums due Agent under any provision of this Agreement, and not paid within THIRTY (30) days after such sums have become due and written notice of delinquency has been received by the Board affording at least three business days to cure, shall bear interest at the rate of 12% per annum.

5.4 BONDING OF EMPLOYEES

All employees of Agent who handle or are responsible for the safekeeping of any monies of the Association shall be covered by a bond protecting the Association. Such bond shall be in an amount and with a company determined by Agent and may be a blanket or umbrella bond. The expense of such bonding shall be paid by AGENT. Copies of every such bond shall be furnished to the Board at the monthly meeting following issuance.

Section 6 ATTENDANCE AT BOARD MEETINGS

Agent, or a designated employee or other representative of Agent, shall attend ONE regular meeting(s) of the Board each MONTH and the annual meeting of the Association. ~~SUCH ATTENDANCE SHALL BE LIMITED TO ONE HOUR BEYOND WHICH A MINIMUM $75.00 PER HOUR CHARGE SHALL ACCRUE~~ Upon not less than SIX (6) DAYS notice, Agent or its designated representative shall attend ADDITIONAL meetings of the Board or of the Association as requested, provided that the Association shall pay Agent $75.00 per hour for that individual's actual attendance at each meeting to be charged in 15 minute increments (ONE HOUR MINIMUM). Travel to meetings is at Agent's expense. Agent or its representative shall be custodian of the official records of the Board and the Association and shall make all such records available upon request during business hours. HOWEVER, neither Agent nor its representative shall be required to record the minutes of such meetings. (SEE SECTION 9.3)

Section 7 ONE BOARD MEMBER ~~TO DEAL WITH~~ AND ONE AGENT REPRESENTATIVE TO BE DESIGNATED

The Board shall designate one of its members and an alternate who shall be authorized to deal with Agent on any matter relating to the management of the Property. Agent shall not accept directions or instructions with regard to the management of the Property from anyone else. In the absence of any other designation by the Board, the President of the Board shall be deemed to have this authority ~~Board appoints~~ and VICE PRESIDENT as alternate ~~should the President be unavailable~~. Agent may, ~~but is not required to~~, submit any matter, direction, instruction or the like to the Board and shall then follow the direction of the Board. Agent shall identify one individual and an alternate who is authorized and available to respond to Association questions and communications.

Section 8 LIMITATION OF AGENT'S AUTHORITY AND RESPONSIBILITY

Agent's authority to act and responsibility for the Property shall be subject to the limitations set forth below.

8.1 STRUCTURAL CHANGES

Agent shall have no authority to make any structural changes in the Property or to make any other major alterations or additions in or to any building or equipment therein, except such emergency repairs as may be required because of danger to life or property or which are immediately necessary for the preservation and safety of the Property or for the safety of the individual owners and occupants or which are required to avoid the suspension of any necessary service to the Property. NOTHING CONTAINED HEREIN SHALL

IMPOSE ANY OBLIGATION UPON THE ASSOCIATION FOR THE GROSS, WILLFUL AND INTENTIONAL MISCONDUCT OF AGENT.

8.2 BUILDING COMPLIANCE

Agent shall not be responsible for the compliance of the Property or any of its equipment with the requirements of any building codes or with any statutes, ordinances, laws, rules, or regulations (including those relating to the existence and disposal of solid, liquid, and gaseous wastes, and toxic or hazardous substances) of any city, county, state, or federal governments or agencies, or any public authority or official thereof having jurisdiction over it. HOWEVER, Agent shall notify the Association promptly or forward to the Association promptly any complaints, warnings, notices, or summonses received by Agent relating to such matters. The Association represents that to the best of its collective knowledge the Property complies with all such requirements, and the Association authorizes Agent to disclose the ownership of the Property to any such officials and agrees to indemnify, defend, and hold Agent, its representatives, servants, and employees, harmless of and from all loss, cost, expense, and liability whatsoever which may be imposed on them by reason of any present or future violation or alleged violation of such laws, ordinances, rules, or regulations.

8.3 AGENT ASSUMES NO LIABILITY

Agent assumes no liability whatsoever for any acts or omissions of the Board or the Association, or any previous boards or current or previous owners of the Property, or any previous management or other agent of either. Agent assumes no liability for any failure of or default by any individual unit owner in the payment of any assessment or other charges due the Association or in the performance of any obligations owed by any individual unit owner to the Association, pursuant to any lease or otherwise. Agent likewise assumes no liability for any failure of or default by concessionaires in any rental or other payments to the Association. Nor does Agent assume any liability for previously unknown violations of environmental or other regulations which may become known during the period this Agreement is in effect. Any such regulatory violations or hazards discovered by Agent shall be brought to the attention of the Association in writing, and the Association shall promptly cure them.

Section 9 AGENT'S COMPENSATION

Agent shall be compensated for specific services including those set forth in the Detailed Summary of Services attached hereto as stated below.

9.1 FOR MANAGEMENT SERVICES

The Association shall pay Agent a management fee of $ 2,100.00 per month. The management fee shall be paid monthly in advance. The management fee shall be adjusted annually upon approval by

the Board of the Annual Budget, which adjustment shall be incorporated into this Agreement by reference. No further charge shall be made by Agent for Agent's services and other services of Agent's professional staff, except as otherwise expressly provided in this Agreement. Any clerical services performed for the Association, such as preparation and circulation of notices and newsletters and general correspondence of the Association, shall be at the ~~Association's~~ Agent's expense, ~~including~~ except that postage and other out-of-pocket printing expenses shall be the Association's responsibility. SEE ATTACHED PROPOSAL SUPPLEMENT FOR A CURRENT SCHEDULE OF RELATED FEES AND COSTS. AGENT AGREES TO HOLD ANY ANNUAL INCREASE IN MANAGEMENT FEES TO A MAXIMUM OF 2 ½ % PER YEAR FOR THREE YEARS FROM THE BEGINNING DATE OF THIS AGREEMENT.

9.2 FOR CONSTRUCTION, REMODELING, OR OTHER CONTRACTING SERVICES

TO BE NEGOTIATED AS REQUIRED

9.3 FOR OTHER SERVICES

ADDITIONAL MEETINGS, SITE INSPECTIONS, ~~AND APPEARANCES AT DEPOSITIONS~~, REQUESTED OR REQUIRED PARTICIPATION AT HEARINGS, ~~TRIALS~~ OR SIMILAR PROCEEDINGS ON BEHALF OF OR IN CONJUNCTION WITH AGENTS SERVICE TO ASSOCIATION - MINIMUM CHARGE - $75.00 PER HOUR BILLED IN 15 MINUTE INCREMENTS.

Section 10 OBLIGATIONS OF THE ASSOCIATION

The Association shall insure the Property, Agent, and itself against liability and bear the expense of any and all litigation against the Property, Agent, and the Association as stated below. In addition, the Association shall provide for an initial deposit and contingency reserve and, through its Board, approve an Annual Budget for the Property. NOTHING CONTAINED HEREIN SHALL IMPOSE ANY OBLIGATION UPON THE ASSOCIATION FOR THE GROSS, WILLFUL AND INTENTIONAL MISCONDUCT OF AGENT.

10.1 SAVE AGENT HARMLESS FROM LIABILITY SUITS

The Association shall indemnify, defend, and save Agent harmless from all suits or other claims including, but not limited to, those alleging any negligence of Agent or its employees in connection with the Property or the management thereof and from liability for damage to property and injuries to or death of any employee or other person. The Association shall pay all expenses incurred by Agent including, but not limited to, all attorneys' fees, costs, and expenses incurred to represent Agent in regard to any claim,

proceeding, or suit involving alleged negligence of Agent or its employees in connection with or arising out of the management of the Property.

10.2 ESTABLISH AND MAINTAIN LIABILITY INSURANCE

The Association shall carry at its own expense public liability, boiler, fire and extended coverage, elevator liability (if elevators are part of the equipment of the Property), and workers' compensation insurance, and such other insurance as may be necessary or appropriate. Such insurance policies shall name both the Association and Agent as ADDITIONAL INSURED, and their coverage shall be adequate to protect the interests of both parties and in form, substance, and amounts reasonably satisfactory to Agent. The Association shall provide Agent with certificates AND ADDITIONAL INSURED ENDORSEMENTS evidencing such insurance or with duplicate copies of such policies within TEN (10) days from the date of execution of this Agreement; or Agent may, but shall not be obligated to, place said insurance and charge the cost thereof to the account of the Association. Said policies shall provide that notice of default or cancellation shall be sent to Agent as well as to the Association and shall require a minimum of THIRTY (30) days' written notice to Agent before any cancellation of or changes to said policies. FURTHER, IT IS AGREED THAT THE ASSOCIATION'S INSURANCE COVERAGE SHALL BE PRIMARY AND AGENTS INSURANCE COVERAGE SHALL BE NON-CONTRIBUTORY.

10.3 PAY ALL EXPENSES OF ANY LITIGATION

The Association shall pay all expenses incurred by Agent including, but not limited to, Agent's costs and time, any liability, fines, penalties or the like, settlement amounts, and attorneys' fees for counsel employed to represent Agent or the Association in any proceeding or suit involving any alleged or actual violation by Agent or the Association or the Board, or any combination of all of them, of any law or regulation of any governmental body pertaining to environmental protection, fair housing, or fair employment, including, but not limited to, any law prohibiting or making illegal discrimination on the basis of race, sex, creed, color, religion, national origin, family status, or mental or physical handicap. HOWEVER, the Association shall not be responsible to Agent for any such expenses in the event Agent is finally adjudged to have personally, and not in a representative capacity, violated any such law. Nothing contained in this Agreement shall obligate Agent to employ legal counsel to represent the Board or the Association in any such proceeding or suit.

10.4 SAVE AGENT HARMLESS FROM LABOR LAW VIOLATIONS

The Association shall indemnify, defend, and save Agent harmless from all claims, investigations, and suits, or from the Association's or the Board's actions or failures to act, with respect to any alleged or actual violation of state or federal labor laws. The Association's obligation with respect to such violation(s) shall include payment of all settlements, judgments, damages, liquidated damages,

penalties, forfeitures, back pay awards, court costs, litigation expense, and attorneys' fees.

10.5 PROVIDE FOR INITIAL DEPOSIT AND CONTINGENCY RESERVE

Immediately on commencement of this Agreement, the Association shall remit to Agent the sum of $5,000.00 to be deposited in the account(s) established for the Association pursuant to paragraph 5.1, such amount representing the estimated disbursements to be made in the first month, plus an additional sum of $5,000.00 as a contingency reserve. The Association agrees to maintain this contingency reserve amount at all times ~~and shall agree in writing to a new contingency reserve when such is required.~~ The contingency reserve thus established is to enable Agent to pay obligations of the Association as they become due and is an amount separate from the reserve funds which accrue from assessments of individual unit owners.

10.6 APPROVE ANNUAL BUDGET

Within ~~thirty (30)~~ Forty five (45)days of receipt of the recommended Annual Budget prepared by Agent, the Board shall either approve the budget as submitted or provide Agent with written notice setting forth those items which are unacceptable to the Board or provide agent with written notice advising Agent what additional information is required. Failure to provide such notice to Agent within said ~~thirty (30)~~ forty five (45) day period shall be deemed as approval of the Annual Budget by the Board. Agent shall make adjustments as directed by the Board. Upon approval, Agent shall be authorized to operate and manage the Property in accordance with the Annual Budget.

Section 11 TERMINATION BY AGENT FOR CAUSE

Agent shall have the right to cancel this Agreement at any time in the event that any insurance required of the Association is not maintained without any lapse. Agent shall also have the right to cancel this Agreement at any time in the event it is alleged or charged that the Property or any equipment therein or any act or failure to act by the Board or the Association with respect to the Property or the sale, rental, or other disposition thereof or with respect to the hiring of employees to manage it fails to comply with or is in violation of any requirement of any constitutional provision, statute, ordinance, law, or regulation of any governmental body or any order or ruling of any public authority or official thereof having or claiming to have jurisdiction over it, and Agent in its sole and absolute discretion considers that the action or position of the Association or the Board with respect thereto may result in damage or liability to Agent, or disciplinary proceeding with respect to Agent's license. Agent shall provide written notice to the Association of its election to terminate this Agreement, in which case termination shall be effective upon the service of such notice.

Section 12 TERMINATION BY THE ASSOCIATION; CANCELLATION FEE

The Association OR AGENT may cancel this Agreement at any time on not less than SIXTY (60) days prior WRITTEN notice to Agent OR ASSOCIATION. THERE SHALL BE NO CANCELLATION FEE. The Agent has a continuing duty to assist in the transition to a new management firm in any termination situation.

Section 13 ASSOCIATION RESPONSIBLE FOR PAYMENTS

Upon termination of or withdrawal from this Agreement by either party, the Association shall assume the obligations of any contract or outstanding bill executed by Agent under this Agreement for and on behalf of the Association and responsibility for payment of all unpaid bills. In addition, the Association shall furnish Agent security, in an amount satisfactory to Agent AND THE ASSOCIATION, against any obligations or liabilities which Agent may have properly incurred on the Association's behalf under this Agreement.

Agent may ~~withhold~~ continue to use Association funds for SIXTY (60) days after the end of the month in which this Agreement is terminated, in order to pay bills previously incurred but not yet invoiced and to close accounts, subject to the Board's instructions for continued operations of the Association. Agent shall deliver to the Association, within SIXTY (60) days after the end of the month in which this Agreement is terminated, any balance of monies due the Association which were held by Agent with respect to the Property, as well as a final accounting reflecting the balance of income and expenses with respect to the Property as of the date of termination or withdrawal, and all records, contracts, leases, receipts for deposits, and other papers or documents which pertain to the Property. However, copies of all documents must be provided at any time upon request.

Section 14 RELATIONSHIP OF AGENT TO THE ASSOCIATION

The relationship of the parties to this Agreement shall be that of Principal and Agent, and all duties to be performed by Agent under this Agreement shall be for and on behalf of, in the name of and for the account of the Association. In taking any action under this Agreement, Agent shall be acting only as Agent for the Association, and nothing in this Agreement shall be construed as creating a partnership, joint venture, or any other relationship between the parties to this Agreement except that of Principal and Agent, or as requiring Agent to bear any portion of losses arising out of or connected with the ownership or operation of the Property. Nor shall Agent at any time during the period of this Agreement be considered a direct employee of the Association. Neither party shall have the power to bind or obligate the other except as expressly set forth in this Agreement, except that Agent

is authorized to act with such additional authority and power as may be necessary to carry out the spirit and intent of this Agreement.

Section 15 INDEMNIFICATION SURVIVES TERMINATION

All representations and warranties of the parties contained herein shall survive the termination of this Agreement. All provisions of this Agreement that require the Association to have insured or to defend, reimburse, or indemnify Agent shall survive any termination; and if Agent is or becomes involved in any proceeding or litigation by reason of having been the Association's Agent, such provisions shall apply as if this Agreement were still in effect.

Section 16 HEADINGS

All headings and subheadings employed within this Agreement are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

Section 17 FORCE MAJEURE

Any delays in the performance of any obligation of Agent under this Agreement shall be excused to the extent that such delays are caused by wars, national emergencies, natural disasters, strikes, labor disputes, utility failures, government regulations, riots, adverse weather, and other similar causes not within the control of Agent, and any time periods required for performance shall be extended accordingly.

Section 18 COMPLETE AGREEMENT

This Agreement, including the Detailed Summary of Services attached hereto and any other specified attachments, constitutes the entire agreement between the Association and Agent with respect to the management and operation of the Property and supersedes and replaces any and all previous management agreements entered into or/and negotiated between the Association and Agent relating to the Property covered by this Agreement. No change to this Agreement shall be valid unless made by supplemental written agreement executed and approved by the Association and Agent. Except as otherwise provided herein, any and all amendments, additions, or deletions to this Agreement shall be null and void unless approved by the Association and Agent in writing. Each party to this Agreement hereby acknowledges and agrees that the other party has made no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein,

and that each party, in entering into and executing this Agreement, has relied upon no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein.

Section 19 RIGHTS CUMULATIVE; NO WAIVER

No right or remedy herein conferred upon or reserved to either of the parties to this Agreement is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given under this Agreement or now or hereafter legally existing upon the occurrence of an event of default under this Agreement. The failure of either party to this Agreement to insist at any time upon the strict observance or performance of any of the provisions of this Agreement, or to exercise any right or remedy as provided in this Agreement, shall not impair any such right or remedy or be construed as a waiver or relinquishment of such right or remedy with respect to subsequent defaults. Every right and remedy given by this Agreement to the parties to it may be exercise from time to time and as often as may be deemed expedient by those parties.

Section 20 APPLICABLE LAW AND PARTIAL INVALIDITY

The execution, interpretation, and performance of this Agreement shall in all respects be controlled and governed by the laws of the State of WISCONSIN. If any part of this Agreement shall be declared invalid or unenforceable, Agent shall have the option to terminate this Agreement by notice to the Association.

Section 21 NOTICES

Any notice required or provided for in this Agreement shall be in writing and shall be addressed as indicated below or to such other address as Agent or the Association may specify hereafter in writing.

21.1 TO AGENT

C/o HUNT MANAGEMENT INCORPORATED

10520 N. BAEHR ROAD, SUITE Q

MEQUON, WISCONSIN 53092

(OR CURRENT LEGAL ADDRESS)

Fax: 262-238-1485

Email: JHunt@HuntManagement.com

21.2 TO THE ASSOCIATION

President of the Board

(CURRENT LEGAL ADDRESS)

21.3 DELIVERY OF NOTICES

Notices or other communications between the parties to this Agreement may be mailed by United States registered or certified mail, return receipt requested, postage prepaid, and may be deposited in a United States Post Office or a depository regularly maintained by the post office. Such notices may also be delivered by hand or by any other receipted method or means permitted by law. For purposes of this Agreement, notices shall be deemed to have been "given" or "delivered" upon personal delivery thereof or forty-eight (48) hours after having been deposited in the United States mails as provided herein.

Section 22 AGREEMENT BINDING ON SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Agent and the heirs, administrators, successors, and assigns of the Association. Notwithstanding the preceding sentence, Agent shall not assign its interest under this Agreement except in connection with the sale of all or substantially all of the assets of its business. In the event of such sale, Agent shall be released from all liability under this Agreement upon the express assumption of such liability by its assignee.

Section 23 DISPUTE RESOLUTION

ANY DISPUTE INVOLVING THE TERMS OF THIS AGREEMENT SHALL BE RESOLVED BY BINDING ARBITRATION PURSUANT TO THE RULES, THEN APPLICABLE, OF THE AMERICAN ARBITRATION ASSOCIATION, EXCEPT FOR THE SELECTION OF THE ARBITRATOR, WHICH ~~SHALL~~ MAY BE SELECTED BY MUTUAL AGREEMENT OF BOARD AND AGENT. IF AN ARBITRATOR CANNOT BE AGREED UPON WITHIN FIVE (5) BUSINESS DAYS, THE AAA SELECTION PROCESS SHALL BE FOLLOWED.

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective signatures this 26TH day of MARCH, 2013

Witnesses:

_____

_____

_____

Submitted by

Board:
MAPLE LEAF CONDOMINIUM ASSOCIATION, INC.

Richard Chu 3/24/13

3/24/13

3/24/13

_____

_____

Agent:

Firm HUNT MANAGEMENT INCORPORATED

By _____ 3-26-13

MAPLE LEAF 20 CONDOMINIUM

PROPOSAL SUPPLEMENT

Management Fees and Costs

Fees

Hunt Management will charge for 'alacarte', additional management and maintenance service as requested and after specifically notifying the Association that alacarte charges will be assessed according to the following fee schedule:

• General Manager	$ 75.00 per hour
• Senior Property Manager	$ 75.00 per hour
• Property Manager	$ 75.00 per hour
• Office Manager	$ 60.00 per hour
• Administrative Assistant / Bookkeeper	$ 50.00 per hour
• Clerical	$ 40.00 per hour
• Maintenance/Technician	$ 48.00 per hour
• Maintenance/Supplies	$ @ cost

Reproduction and Postage Costs

Hunt Management will charge for reproduction and postage costs according to the following schedule:

- Photocopy pages @ $.10 for Black & White, $.50 for Color
- Facsimile pages @ $.10
- Payment Coupon Books @ $1.60
- Electronic Documents @ No Charge
- Welcome Packet @ cost
- Printing @ cost, Envelopes @ cost, Postage @ cost

Note: The above fees and costs are only subject to change upon notice and approval of Board

RChu 3/24/13

3/24/13

3/04/13

3/26/13

Addendum to Condominium and Homeowners' Association Management Agreement between Maple Leaf 20 Condominium Association, Inc. and Hunt Management Incorporated dated 3-26, 2013.

Initialed: _____ Maple Leaf _____ Hunt

3-26-13

3/24/13

3/24/13

3/24/13

A Community Presence

DETAILED SUMMARY OF SERVICES

I. ADMINISTRATIVE SERVICES

A. Serve the Board of Directors as agent, consultant and overall administrator of the association.
   1. Draw upon our own expertise and/or secure the appropriate counsel to ensure that the Board is kept properly advised and informed toward discharging its responsibilities as executive governing body.
   2. Serve to buffer the Board from day-to-day communication with the "Owners" and their respective concerns, questions, comments, etc.
   3. Represent the Board in it's dealings with the Owners, employees, contractors, vendors, governmental bodies and agencies, legal counsel, accountant, etc.
   4. Overall, administer the day-to-day affairs of the Association toward the development and maintenance of a truly "executive" Board of Directors.

B. Receive and effectively respond to all Owner requests, questions, comments and concerns.
   1. Promptly and effectively address owner requests for documents, information and general advice.
   2. Promptly process properly reported complaints and violations of the Rules and Regulations in accordance with Board prescribed policies, i.e.:
      a. Immediate action by Management;
      b. Referring the matter to the appropriate authority or committee;
      c. Assisting authority or committee in reviewing and hearing complaints and appeals;
      d. Acting on behalf of authority or committee to file complaints, issue sanctions, and take appropriate action toward ultimate resolution.

C. Receive and promptly address requests from real estate agents, lenders, appraisers and attorneys.
   1. Answer questions regarding owner occupancy, association financial status and structure, budget expense inclusions and forthcoming capital improvements.
   2. Complete pre-sale assessment account status verifications, questionnaires and forms.
   3. Provide copies of Association Governing Documents.

D. Keep and maintain all Association records.
   1. Amass and maintain a complete set of records for the Association, i.e.:
      a. Association Governing Documents.
      b. Service and employment contracts;
      c. Unit Owner/tenant register and related correspondence,
      d. Financial records, etc.;
      e. Financial statements and tax records;
      f. Meeting Minutes, general Association correspondence, etc.
   2. Serve as the single source of information and documentation distribution for Association.

E. Assist in the development, refinement and amendment of Association Governing Documents.
   1. Develop or refine Rules & Regulations, Policies & Procedures, Owner Information Handbook, etc.
   2. Amend the Declaration, Bylaws, and Articles of Incorporation.

F. Coordinate and contribute to all meetings of the Board and Association.
   1. Prepare agendas and distribute timely notices.
   2. Participate in and present management reports at Meetings.
   3. Reproduce and distribute Meeting Minutes.

G. Assist in the publication and distribution of all "mass" mailings, i.e.:
   1. Meeting Notices
   2. Budgets and Financial Statements
   3. General information and Newsletters

H. Assist in maintaining appropriate insurance and coordinating all claims.
   1. Secure annual bids for the most complete and cost efficient coverage available.
   2. Coordinate any and all claims toward prompt resolution and payment.
   3. Recommend and implement potential loss reduction measures.

II. ACCOUNTING AND FINANCIAL SERVICES

A. Collect Association funds.
   1. Applicable monthly or quarterly maintenance assessments (Management's issuance of monthly billing statements is negotiable).
   2. Other assessments - Special, Insurance, Late Charges, Interest, Rule Violation Fines, etc.
   3. Reimbursements and income from sale of goods or services.
   4. Parking, storage, laundry, club room and deposit income.
   5. Interest income.

B. Assist in the collection of delinquent assessments.
   1. In accordance with policies prescribed by the Board:
      a. Issue Notices of arrearage
      b. Levy late charges and interest
      c. Negotiate, implement and enforce individual payment plans
   2. Refer delinquent accounts to and coordinate action by legal counsel through:
      a. Demand letter
      b. Notice of Intent to File Lien and Lien
      c. Small or Large Claim Action
      d. Foreclosure
      e. Garnishment, Receivership, etc.

C. Maintain Association Accounts.
   1. As prescribed by the Board, deposit all funds received into the appropriate accounts, i.e.:
      a. Operating Account - State of Wisconsin Real Estate Trust Account with Management as signatory. Minimum and maximum account balances shall be maintained, as dictated by Board.
      b. Reserve Account(s) - Board Members or Officers shall be signatories and withdrawals shall require two signatures.
   2. Receive and reconcile monthly Account statements.
   3. Recommend Reserve Account investment options toward realizing the highest liquidity, safety and interest income.
   4. Maintain detailed records for the various Reserve Funds within accounts, if appropriate.

D. Process Association Payables.
   1. Process Payroll (if applicable):
      a. Maintain detailed labor utilization records via work cards, time reports, etc.
      b. Issue payroll checks as policy prescribes i.e. weekly, bi-weekly, semi-monthly, and monthly.
      c. Prepare all employee related governmental reports and pay payroll taxes when due.
   2. Pay all recurring bills (as applicable):
      a. Sewer and Water
      b. Heating fuel
      c. Electricity
      d. Equipment leases or purchase agreements
      e. Maintenance contracts
      f. Taxes, mortgage, etc.
   3. Pay all bills for goods and services ordered by management or, through purchase order, by employees.
   4. As prescribed by Board, transfer money from Operating to Reserve, Reserve to Operating, and where applicable, from one Fund to another within the Reserve Account.
   5. Properly verify all bills for actual receipt of goods or services prior to payment and at no time expend more than prescribed by Budget or Board directive. Note: Excepting emergencies or situations which might adversely affect life, health, safety or the property, Management shall not incur a single expense in excess of $500.00 without Board approval.

E. Maintain detailed records and furnish monthly "cash-basis" or "accrual" financial reports noting income, expense and budget comparisons consisting of:
   1. Operating and Reserve account general ledgers showing beginning balances, monthly activity and ending balances.
   2. Check Register showing check number, date, vendor/payee, invoice number / description, general ledger account number and amount.
   3. Income and Expense summary showing monthly and year-to-date budget and actual amounts in a line item format.
   4. Owners Receivable / Prepaid Report showing Unit Owner assessments due or pre-paid.
   5. Bank account statement copies.

F. Assist in the preparation of annual budgets, financial reports, audits, tax returns and reserve studies.
   1. Management shall, on or about 60 days prior to the end of the Budget year present to the Board, a proposed Budget for the coming year.
   2. With Management support, coordination and documentation, an appropriate "third" party shall prepare:
      a. Annual Financial Statements, Compilations, Audits
      b. State and Federal Tax Returns
      c. Personal Property Tax Return

G. Prepare and distribute statements of account.
   1. Individual Unit account statements as prescribed by policy i.e., monthly, quarterly, annually.
   2. Statements of account in conjunction with Unit sale or refinancing, and, as needed, collection action.

III. PROPERTY MAINTENANCE SERVICES

A. Develop and implement a complete maintenance, repair, replacement and improvements program.
   1. With support from the Board, on-site staff or outside, third parties, inspect and become familiar with the building structure and the heating, cooling, ventilation, lighting, electrical and plumbing systems.
   2. Develop or refine complete job descriptions for any and all employees.
   3. Develop or refine a complete maintenance and repair schedule for:
      a. "In House" services
      b. Contracted services
   4. Effectively address all items of maintenance and repair, i.e.:
      a. Snow removal
      b. Lawn and landscape
      c. Cleaning, rubbish, litter
      d. Roofs, siding, parking lots, sidewalks, and general building components
      e. Recreational areas
      f. Equipment and systems
      g. Supplies inventory
      h. Maintenance contracts
   5. Develop and maintain a long range (10-20 years) capital replacement and improvements study, addressing such things as roofs, parking lots, siding, lights, plumbing and heating systems and the like.

B. Establish and oversee a system to respond to common area maintenance and repair requests promptly, effectively and cost efficiently.
   1. Develop a "communication" system whereby Management becomes an integral and ultimate contract:
      a. On-site office and employee pager/answering machine
      b. Management office and pager/answering service

2. Develop "reporting" systems whereby employees submit regular written reports to Management documenting date, time and reason for "communication" together with corrective action.

C. Cause the property to be inspected on a regular basis. Inspections to be made by:
   1. Management
   2. Board representatives
   3. Employees
   4. Vendors or Contractors

D. Obtain, review and recommend bids for annual services and major maintenance, repairs, replacements and improvements, i.e.,:
   1. Snow and Ice Clearing
   2. Lawn Maintenance
   3. Painting, siding, roofing projects
   4. Landscape renovations
   5. Carpet replacement and decorating
   6. Major equipment purchase and replacement
   7. Energy conservation improvements

E. Coordinate the oversight of all maintenance and repairs for quality of workmanship, economic efficiency, and fulfillment of contracts or agreements.
   1. Recommend and secure the services of an architect or engineer as necessary and coordinate all such service.
   2. Supervise all employees and conduct performance evaluations on a regular basis.
   3. Recruit, train and discharge employees, as appropriate and approved by the Board.
   4. Secure and coordinate the services of outside contractors possessing the best of reputations and highest degree of knowledge and expertise.

F. Secure the most effective and cost efficient maintenance and repair service available and, at all times, pass all savings onto the Association.
   1. Secure the least expensive yet most effective maintenance and repair service available, as required:
      a. On-site crew, Resident Manager, Employee
      b. Handy-man, Laborer
      c. Tradesman i.e.; Plumber, Electrician, Heating and Cooling Contractor
      d. Outside service company i.e.; lawn, snow, janitorial
      e. Management owned service company
   2. Hunt Management will retain no discounts or inducements but will pass same onto Association.
   3. Hunt Management will, at all times, discharge its duties in a fair, reasonable and anti-discriminatory manner, in the best interests of the Association.

2. Develop "reporting" systems whereby employees submit regular written reports to Management documenting date, time and reason for "communication" together with corrective action.

C. Cause the property to be inspected on a regular basis. Inspections to be made by:
   1. Management
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      e. Management owned service company
   2. Hunt Management will retain no discounts or inducements but will pass same onto Association.
   3. Hunt Management will, at all times, discharge its duties in a fair, reasonable and anti-discriminatory manner, in the best interests of the Association.

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION F

ANNUAL OPERATING BUDGET

HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

November 26, 2024

To: ALL MEMBERS OF THE MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

Re: 2025 Operating Budget & 2025 Reserve Budget

For your review and file, we have enclosed a copy of the 2025 Operating Budget as adopted by your Board of Directors. Also enclosed is the 2025 Reserve Budget for several Capital Expenditures contemplated for 2025.

After an extensive review of the Association's financial status, the Directors have resolved that it will be necessary to increase the monthly association fee to $375 beginning January 1, 2025. This $25 monthly increase will help fund increased Operating costs and contributions to the Reserve Fund. As noted in the budget, the costs of insurance and water/sewer are projected to rise substantially. Other projected increases include fire system repairs, electricity, and building maintenance.

If you pay assessments electronically, we will continue to debit your account accordingly, at the new assessment amount. If you currently pay by check and would like to benefit from our electronic payment program, please contact me to obtain a form. If payments are made by check or through your online banking system, please ensure the following mailing address is used:

Maple Leaf 20 Condo Assoc.
c/o Hunt Management Inc.
P.O. Box 1755
Arlington Heights, IL 60006-1755

Payment coupon booklets will be mailed to you if you have previously selected this option. Please mail your check to the address above if the booklet is not received by January 1st. Payment coupons are not required.

The Board of Directors and Hunt Management will continue their efforts toward maintaining a physically and financially sound Maple Leaf 20 Condominium Association and thank you for your support. Please contact Hunt Management should you have any questions, comments, or concerns regarding the Association's financial affairs.

Sincerely,

Michael Landre

Michael Landre
Hunt Management Inc.
Management Company for the Maple Leaf 20 Condominium Association, Inc.

10520 N. Baehr Road, Suite Q
Mequon, WI 53092

huntmanagement.com
mlandre@huntmanagement.com

Phone: (262)238-1480
Fax: (262)238-1485

Maple Leaf 20 Condominium Association: Approved 2025 Operating Budget

	Account	Description	2024 Budget	2024 Actual	Nov-Dec Projected	2024 Projected	2025 Budget
Operating Accounts							
Income Accounts							
INCOME							
	60-60100-00	ASSOCIATION FEES	$672,000.00	$610,557.47	$48,000.00	**$658,557.47**	**$720,000.00**
	60-60200-00	DELINQUENT FEES	$0.00	$1,100.00	$0.00	**$1,100.00**	**$0.00**
	60-60300-00	MISCELLANEOUS FEES	$0.00	$274.22	$0.00	**$274.22**	**$0.00**
	60-60400-00	SPECIAL ASSESSMENT	$0.00	$98.76	$0.00	**$98.76**	**$0.00**
	60-60600-00	ATTORNEY FEES	$0.00	$12,093.85	$0.00	**$12,093.85**	**$0.00**
Income Accounts Total			**$672,000.00**	**$624,124.30**	**$48,000.00**	**$672,124.30**	**$720,000.00**
Expense Accounts							
ADMINISTRATION							
	80-80100-00	ADMINISTRATIVE EXPENSE	$4,000.00	$2,976.01	$333.37	**$3,309.38**	**$4,000.00**
	80-80200-00	BANK SERVICE CHARGE	$0.00	-$13.50	$0.00	**-$13.50**	**$0.00**
	80-80300-00	MANAGEMENT - FEE	$37,403.00	$31,169.20	$3,116.88	**$34,286.08**	**$38,525.00**
	80-80350-00	MANAGEMENT - OTHER	$0.00	$240.00	$295.00	**$535.00**	**$535.00**
	80-80400-00	LEGAL FEES	$10,000.00	$4,031.14	$833.37	**$4,864.51**	**$10,000.00**
	80-80500-00	TAX PREPARATION	$225.00	$220.00	$0.00	**$220.00**	**$250.00**
	80-80600-00	MEETING ROOM	$500.00	$350.00	$0.00	**$350.00**	**$350.00**
UTILITIES							
	81-81100-00	WATER & SEWER	$72,000.00	$64,962.04	$6,000.00	**$70,962.04**	**$78,058.00**
	81-81200-00	ELECTRIC	$20,000.00	$12,789.99	$1,666.63	**$14,456.62**	**$20,000.00**
	81-81300-00	REFUSE REMOVAL	$55,373.00	$44,800.00	$8,960.00	**$53,760.00**	**$54,297.00**
SAFETY FIRE-RADON							
	82-82120-00	FIRE NON METER FEE (MILW)	$3,300.00	$3,300.00	$0.00	**$3,300.00**	**$3,300.00**
	82-82400-00	FIRE ALARM MONITORING	$10,000.00	$7,307.10	$0.00	**$7,307.10**	**$7,500.00**
	82-82700-00	FIRE SYSTEM CONTROL INSPECTIONS	$5,500.00	$2,805.40	$0.00	**$2,805.40**	**$2,900.00**
	82-82800-00	FIRE SYSTEM REPAIRS & MAINTENANCE	$5,000.00	$8,796.84	$6,000.00	**$14,796.84**	**$20,000.00**
	82-82900-00	RADON FANS	$200.00	$0.00		**$0.00**	**$1,000.00**
GROUNDS SOFTSCAPE							
	83-83100-00	SNOW REMOVAL	$63,000.00	$41,156.40	$20,990.00	**$62,146.40**	**$63,600.00**
	83-83200-00	GROUNDS CONTRACT (GRASS/SHRUBS)	$43,000.00	$43,263.28	$0.00	**$43,263.28**	**$44,985.00**
	83-83210-00	LANDSCAPE (TREE PRUNING/MAINTENANCE)	$18,000.00	$18,283.64	$0.00	**$18,283.64**	**$0.00**
	83-83220-00	LANDSCAPE (TREE/SHRUB REMOVE/REPLACE)	$2,000.00	$0.00	$0.00	**$0.00**	**$10,000.00**
	83-83230-00	LANDSCAPE (GRADING/BACKFILL)	$0.00	$8,850.97	$0.00	**$8,850.97**	**$2,000.00**
	83-83400-00	PEST CONTROL	$2,000.00	$1,867.00	$0.00	**$1,867.00**	**$2,000.00**
BUILDINGS							
	84-84100-00	ASPHALT (REPAIRS)	$11,000.00	$11,316.00	$0.00	**$11,316.00**	**$4,500.00**
	84-84190-00	REPAIRS (HUNT - ALL WORK ORDERS)	$5,000.00	$1,577.00	$1,000.00	**$2,577.00**	**$5,000.00**
	84-84200-00	BUILDING REPAIRS (NON-PLUMB/ELECTRIC)	$5,000.00	$9,488.77	$1,000.00	**$10,488.77**	**$11,000.00**
	84-84220-00	PLUMBING (NON SPRINKLER OR FIRE)	$2,500.00	$9,887.30	$500.00	**$10,387.30**	**$10,000.00**
	84-84225-00	REPAIRS (ELECTRICAL CONTRACTOR)	$2,000.00	$0.00	$0.00	**$0.00**	**$0.00**
	84-84230-00	ROOFING (REPAIRS)	$2,500.00	$1,014.14	$0.00	**$1,014.14**	**$2,500.00**
	84-84240-00	SIDING/GUTTER REPAIRS (CONTRACTOR)	$2,000.00	$140.00	$0.00	**$140.00**	**$1,000.00**
	84-84245-00	GUTTER CLEANING (2X/YR)	$8,000.00	$4,000.00	$4,000.00	**$8,000.00**	**$8,000.00**
	84-84250-00	PAINTING - TOUCH UP	$17,000.00	$0.00	$0.00	**$0.00**	**$2,500.00**
	84-84375-00	DRYER VENT CLEANING	$4,000.00	$0.00	$4,000.00	**$4,000.00**	**$4,200.00**
	84-84400-00	SUPPLIES (BLDGS/GROUNDS)	$5,000.00	$2,104.12	$500.00	**$2,604.12**	**$2,500.00**
			$0.00	$0.00	$0.00	**$0.00**	**$0.00**
RESERVE TRANSFERS							
	86-86100-00	INSURANCE RESERVES	$70,000.00	$58,333.30	$14,238.00	**$72,571.30**	**$87,000.00**
	86-86200-00	CAPITAL RESERVES	$184,799.00	$153,999.20	$30,800.00	**$184,799.20**	**$218,500.00**
Expense Accounts Total			**$670,300.00**	**$549,015.34**	**$104,233.25**	**$653,248.59**	**$720,000.00**
Operating Accounts Net			**$1,700.00**	**$75,108.96**	**-$56,233.25**	**$18,875.71**	**$0.00**

Maple Leaf 20 Condominium Association: 2025 Reserve Fund Budget for contemplated Capital Expenditures

CAPITAL EXPENSES	2024 BUDGET	2024 ACTUAL	NOV-DEC PROJECTEI	2024 PROJECTED	2025 BUDGET	NOTES
ROOF REPLACEMENT (and gutters/downspout:	$ 65,000	$ 65,000	$ -	$ 65,000	$ 70,000	BUILDING 8, 15, OR 20
GUTTERS & DOWNSPOUTS	$ 10,000	$ 7,795	$ -	$ 7,795	$ 11,000	BUILDING 8, 15, OR 20
FENCES	$ 1,000	$ -	$ -	$ -	$ -	
ASHALT SEALCOAT	$ 11,000	$ 11,316	$ -	$ 11,316	$ -	
ASPHALT REPLACEMENT	$ -	$ -	$ -	$ -	$ 18,000	APRONS
MASONRY	$ 30,000	$ 16,980	$ -	$ 16,980	$ -	
BALCONY REPLACMENTS	$ 4,500	$ -	$ -	$ -		
UTILITY ROOM DOORS	$ 7,500	$ 2,100	$ -	$ 2,100	$ 4,000	REPLACE 1 DOOR & BRICK MOULDING ON 7 OTHERS
SPRINKLER REPAIR/REPLACE	$ 2,000					
LIGHT FIXTURE REPLACMENTS	$ 1,500					
FOUNDATION REPAIRS	$ 11,000	$ -	$ -	$ -	$ -	
PAINT/REPAIR (TRIM/BALCONY/FENCES)	$ 6,500	17160	0	17160	34000	8 BUILDINGS (3,9,12,13,15,16,18,19)
ENGINEER REPORTS	$ -	3000	0	3000		
CONCRETE PATIO (REPAIR/REPLACE)	$ -	0	0	0	18500	MUDJACKING
CONCRETE SIDEWALK (REPAIR/REPLACE)	$ -	0	0	0	25000	CRACKED WALKWAYS
PILLAR REPAIR/REPLACEMENT	$ -	0	0	0	18000	36 PILLARS
ENTRANCE SIGN - REPAIR/REPLACE	$ -	$ -	$ -	$ -	$ 10,000	MASONRY & CARPENTRY PROJECT
INSURANCE DEDUCTIBLE	$ -	0	0	0	10000	
*****TOTALS*****	**$ 150,000**	**$ 123,351**	**$ -**	**$ 123,351**	**$ 218,500**	

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION G

RULES AND REGULATIONS

Maple Leaf 20 Condominium Association Inc.
Rules & Regulations

Adopted By the Board of Directors
Effective – September 12, 2023

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INTRODUCTION AND DEFINITIONS

Association living requires the full cooperation of all residents. It is important that each owner and resident familiarize themselves with these rules and all other governing documents to ensure that all residents may enjoy the community.

The fundamental purpose of the association rules and regulations is to provide a basis for protecting owners' equity, maximizing enjoyment, ensuring the continued aesthetic beauty of the community and providing the framework within which people can live in harmony.

These rules are intended as a supplement to the Declaration and Bylaws, not a replacement. Owners are responsible for the conduct of their guests, residents, and tenants and for making them aware of the restrictions of the governing documents.

Questions regarding the content of these Rules and Regulations should be directed to our property manager, Christy True at Hunt Management.

"Association" shall mean and refer to Maple Leaf 20 Condominium Association, Inc a corporation formed under the nonstock corporation statute, Chapter 181, Wisconsin Statutes, its successors and assigns.

(**For the purpose of these rules, "Board"** shall mean the board of directors elected by Association members. As appropriate, the board may delegate the review and determination of violations and/or member requests to the property manager for the Association or members of an advisory committee, as appropriate. All communications from members to the Board must be submitted to the property manager to be documented.)

"Common Elements" shall mean and refer to all areas other than the Units and the Limited Common Elements, all as more particularly described in the Declaration.

"**Limited Common Elements"** shall mean those common elements identified herein as reserved for the exclusive use of one or more, but less than all, of the Unit Owners, including patios, balconies, walkways, and the aprons of garages.

"OWNER" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

"Unit" shall mean the property subject to the Declaration, consisting of two (2) cubicles of air, one (1) located in the Building (as defined in the Declaration) and one (1) located in the garage (as defined in the Declaration), at one or more levels of space or one or more rooms or enclosed spaces located in one or more floors (or parts thereof) in a Building and bounded along such boundaries as described in the Declaration.

(The following are the boundaries of that portion of the Unit located within the Building and that portion of the Unit located within the garage. The vertical boundaries of each Unit shall be the center line of interior walls bounding a Unit and interior of the outside walls bounding a Unit, the lower horizontal boundary of a Unit shall be the plane of the upper surfaces of the base floor of the lowest level of the Unit, and the upper boundary shall be the plane of the under surface of the ceiling of the highest level of the Unit. All windows, window frames, and doors, including all glass in all windows and doors, shall be considered a part of the Unit. All installations for providing power, light, gas, hot and cold water, heating, refrigeration and air conditioning exclusively to one Unit shall be considered a part of that Unit.)

1. GOVERNING DOCUMENTS. All owners, residents, family members, and visitors shall comply with all governing documents of the Maple Leaf 20 Condominium Association, Inc. Owners are responsible for the actions of their residents, family members and visitors.

1.1. Conflict Between Documents. In case there is any conflict between the provisions of Wisconsin Statute or of the documents listed below, or between the various documents listed below, the Statutes or the document, as the case may be, shall control in the following order:

1.1.1. Wisconsin Statutes, Chapter 703, Condominiums, and Chapter 181, Nonstock Corporations

1.1.2. The Declaration

1.1.3. The Plat of the Building Condominium

1.1.4. The Articles of the Association

1.1.5. The Bylaws of the Association

1.1.6. These Rules and Regulations

The City of Greenfield Municipal Code of Ordinances applies to all Maple Leaf 20 owners, residents, and visitors. Violations of code may be reported to the Greenfield Police Department Nonemergency Line: 414-761-5300. https://library.municode.com/wi/greenfield/codes/code_of_ordinances?nodeId=MUCOGRWI

2. VIOLATIONS

2.1. Enforcement Procedures.

2.1.1. Inquiry Letter. After receiving a written complaint without photos or otherwise identifying a potential violation, but no proof, the Board shall send an inquiry letter or email to the potential violator.

2.1.2. Notification Letter. After determining that there is a violation of the Declaration or the Rules and Regulations adopted hereunder, the Board shall notify the owner or resident in writing of the violation of the rule or regulation and the proposed remedy.

2.1.3. Request for Informal Hearing. Any owner or resident who receives such notice may, within ten (10) working days after receipt of such notice, submit a request to the Board for an informal hearing before the Board or grievance committee, if one is in effect.

2.1.4. Informal Hearing. The informal hearing shall be held at an executive session of the Board: 1) within ten (10) working days after receipt of the demand; 2) at a time convenient to both parties or; 3) after the next regularly scheduled Board meeting if an informal hearing is requested and the owner or resident has properly notified the Board. The Board will take no action until the informal hearing has been held and notice of the final decision of the Board has been delivered to the owner or resident. The decision of the Board will be rendered within three (3) working days after the informal hearing. It should be noted that such a decision would be final and binding on both parties.

2.1.5. Acknowledgement of Violation. Should no request for an informal hearing be received by the Board within ten (10) working days after the owner or resident is notified of the violation, the owner or resident acknowledges that the violation is accurate and that the requested remedy will be complied with per the written notice.

2.2. **Penalties for Violations.**

2.2.1. Violation Assessment. At the direction of the Board, an assessment may be levied for violations of provisions of the Declaration, Bylaws, or Rules & Regulations of the Association. Unless a separate violation assessment is specified, within these Rules and Regulations, violation assessments shall be based on the following schedule: $50.00 for the first violation, $75.00 for a second violation, $100.00 for a third violation and $125 for all violations beyond the third. Ongoing violations may be charged daily.

2.2.2. Treatment of Multiple Violations. Each type of violation may be treated independently or in composite, should there be multiple violations, at the discretion of the Board.

2.2.3. Incurred Expenses. Furthermore, any expenses, including attorney's fees and costs, incurred by the Association, the Board, or the Management Company in connection with the enforcement of the Maple Leaf 20 Condominium Owners' Association by-laws, Declaration of Condominium Association, or any other established rules and regulations adopted by the Board shall be charged to the offending owner or resident.

2.2.4. Legal Action. In addition to violation assessments, the Association may take legal action against any person who violates any by-law, declaration, or rule and regulation.

3. **ASSOCIATION ADMINISTRATION.** The rules in this section are intended to assist in the administration of the Association for the benefit of the community.

3.1. Secret Ballot. Election of the Board shall be conducted by secret ballot, whether by written ballot, proxy, or secure electronic voting.

3.2. Board Meetings. The Board shall hold at least one meeting per month.

3.2.1. Agenda. The agenda for a monthly board meeting shall be available to Association members prior to the meeting.

3.2.2. Public Comment. Up to 30 minutes shall be available prior to the start of the monthly board meeting for Association members to comment on agenda items. If time allows, comments on additional topics may be heard.

3.2.3. Minutes. The minutes of a monthly board meeting shall be available to Association members prior to the next monthly board meeting.

3.2.4 Motions. A motion by a board director does not require a second.

3.2.5. Approving Minutes. A vote is not required to approve minutes. Minutes stand approved when no correction is offered.

3.2.6. Additional Meetings. The Board may hold additional meetings, whether in person, electronically, or in writing.

3.2.7. Property Manager. At their discretion, the Board may include the property manager in meetings.

3.3. Advisory Committees. Three advisory committees consisting of owners and residents with applicable knowledge and skills shall support the Board in their duties. Each advisory committee shall have a chairperson, a scope of work approved by the board, and shall work under the guidance of the Advisory Committee Coordinator, who is the board-appointed liaison between the board and the committees. Advisory committee members shall sign a Volunteer Release and Waiver of Liability Form that shall be maintained by the Association.

3.3.1. Building and Grounds Advisory Committee

3.3.2. Finance Advisory Committee

3.3.3. Welcome Committee

3.4. Registration Requirement. Wisconsin Statutes, Chapter 703, require the association to maintain a current roster of names and addresses of every unit owner to which notice of meetings of the association shall be sent.

3.4.1. Initial Notification. As required under the bylaws, within five (5) days after a sale, transfer or conveyance (by land contract, mortgage or otherwise) or any legal or equitable interest in a Unit, the purchaser or mortgagee shall deliver notice to the Association stating: (a) the date of the conveyance; (b) the Unit; (c) the purchaser's or mortgagee's name and mailing address; and (d) the name and address of the designee of such purchaser; if any.

3.4.2. Annual Owner Registration. Every owner shall furnish the association the following information and update the information each year during the month of January: Full name of owner(s) and each resident, unit address, mailing address of owner, an email address and telephone number for receiving Association communications, emergency contact and phone number, keyholder (if any) and phone number.

3.4.2.1. Relationship of Non-owner Residents. If the owner does not occupy the unit, the owner must submit the names and relationships of all residents.

3.4.2.2. Requirement to Respond. Within twenty-one (21) days after the date the Association mails or emails an inquiry to an owner regarding the occupancy of a unit, the owner shall respond to the inquiry.

3.4.2.3. Follow Leasing Requirements. If a resident is renting/leasing the unit, all requirements for Leasing of Condominium Unit shall be followed.

3.4.3 Voting Restrictions. No owner may vote at meetings of the association until they have furnished their name and current address to the Association.

3.5. Resident Absence. If a resident intends to leave their unit for more than one (1) month, the owner shall notify the Association and provide a telephone number where the owner, or the owner's representative, can be reached and, if so desired, a forwarding address for association correspondence.

4. ASSOCIATION FUNDING. The Board shall from time to time, and at least annually, prepare a budget and fix the annual assessment.

4.1. Owner Assessments. Each owner shall pay to the Association any and all assessments levied against the owner for annual assessments, special assessments for capital improvements, violation assessments, capital contribution assessments, or assessments for any other purpose allowed by the declaration, bylaws, or rules and regulations.

4.2. Use of Funds. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the members and for the improvement and maintenance of the common elements and limited common elements, and such emergency repairs as the Association may deem necessary.

4.3. Delinquent Assessments. In accordance with the declaration and bylaws, any assessment not paid when due is delinquent. In order for the Association to pay its bills in a timely manner, it is vital that all assessments be paid when due.

4.3.1. Late Fee. If not paid within ten (10) days after the due date, the assessment shall bear a late fee of $25 for the first month or fraction of a month that an assessment is delinquent, and $50 each month or fraction of a month an assessment is delinquent after the first month.

4.3.2. Lien/Foreclosure. The Association may bring an action at law against the owner or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action, whether or not suit is commenced, shall be added to the amount of such assessment.

4.4. Operating Account. Funds collected from owners shall be placed in an operating fund to pay for common expenses. The Board annually shall adopt and distribute to all owners an annual budget showing all anticipated common expenses, including the amount allocated to the reserve account.

4.5. Reserve Account. Funds designated in the budget for the reserve account shall be transferred to the reserve account monthly.

4.5.1. Use of Reserve Funds. Funds in the reserve account may be used for the repair and replacement of common elements, other than routine maintenance.

4.5.2. Reserve Funds Used for Operating Expenses. Funds in the reserve account may be used for normal repair or maintenance, customary services, or other operating expenses that are in excess of amounts budgeted with the written consent of at least two-thirds (2/3) of unit votes. Funds used under this paragraph must be replaced within 3 years from the date of withdrawal.

4.6. Capital Contribution Assessment. A person purchasing a unit within the Maple Leaf 20 Condominium Association, Inc., shall at closing pay a special capital contribution assessment for deposit in the reserve account. Such contribution shall be equal to one-sixth (1/6) of the annual assessment, or two (2) times the monthly assessment, that is in effect on the day of closing. The capital contribution assessment does not go toward the buyer's first two months of association fees. The buyer will owe regular association assessment fees beginning the 1st of the month following their closing.

4.7. Special Assessment Against a Particular Unit. In accordance with section 8.5. of the Declaration, "Special Assessment Against a Particular Unit", in the event the Association expends Association funds for repairs or other work that the Board later determines was the responsibility of the owner, the Association shall charge the owner a special assessment to reimburse the Association.

4.8. Insurance Deductible. In the event of any insured loss, the Association's deductible shall be considered a maintenance expense to be paid by the person or entity (including the Association) who would be responsible for such maintenance under the condominium documents, in the absence of insurance. If the loss is caused by more than one unit or a unit and the common elements, the deductible shall be equitably apportioned by the Board in its sole discretion among the parties suffering loss in proportion to the total cost of repair of insurable items. The amount due from any Owner for the deductible shall be an assessment and the Board's decision on the allocation of the deductible shall be conclusive as long as the Board provided each interested party an opportunity to state its position prior to any apportionment. In determining the allocation of the deductible, the Board may take into account whether or not the negligence of any person or entity contributed to the loss, even if the loss didn't originate from that unit (e.g. owner leaves window open in winter and common element pipe freezes) and may allocate the deductible based on any such negligence.

5. LEASE OF CONDOMINIUM UNITS

Pertaining to Sections 5.2.1 and 5.2.3 of the Declaration, and Section 12.2. of the Bylaws, all Units are subject to the following leasing restrictions.

5.1. Leasing Restrictions.

5.1.1. Limit on Units Leased. Only ten (10) Units shall be allowed to lease at any given time (the "Leasing Limit").

5.1.2. Owner Occupancy Requirement. An owner of a unit must occupy the unit for at least one (1) year before the unit is eligible for leasing, and if not leased as allowed in this section, the unit must be owner occupied (the "Owner Occupancy Requirement").

5.1.3. Comparable Compliance. For purposes of this section, the Owner Occupancy Requirement will be met if the occupants are the owner's immediate family members, herein defined as a parent, child, spouse/domestic partner, sibling, grandparent, or grandchild, by blood, adoption, marriage, or registered domestic partner; further, if a Unit is owned by an entity, the Owner Occupancy Requirement shall be met if the person occupying the unit has a substantial ownership interest in the entity or is a trustee or beneficiary of a trust. The Board is entitled to receive evidence showing the purported relationship or ownership interest in the unit.

5.1.4. Grandfathered Units. An exception to the Leasing Limit is granted to the units being rented at the time of adoption of these rules (the "Grandfathered Units"). When any of the Grandfathered Units are sold, conveyed, or title otherwise transferred following the adoption of these rules and regulations, upon such sale, conveyance, or transfer, that unit will no longer be "grandfathered," and will be subject to the Leasing Limits and Owner Occupancy Requirement. Further, once a unit is no longer grandfathered, it will not be eligible again for leasing until a place becomes available within the Leasing Limit. In no event will the Leasing Limit or the Owner Occupancy Requirement apply to mortgagees of the unit, or the Association, where the unit is acquired by foreclosure of the mortgagee's or Association's interest, either judicially or by accepting a deed in lieu of foreclosure. The Board has discretion as to the administration of the Leasing Limit and may pass additional Rules and Regulations to assist with the administration and enforcement of the leasing rules contained in the Declaration, the Bylaws, and the Rules and Regulations.

5.2. Special Hardship Exception. The Board shall have the authority to waive the requirements of these sections and allow a unit to be leased upon request of an owner if it determines, in its sole discretion, that enforcement thereof in the particular circumstances would result in an unreasonable hardship upon the owner, and that the exception would not jeopardize the interest of the Association in promoting owner-occupancy of Units.

5.2.1. Approval Required. If any owner shall desire to lease to, or cause a unit to be occupied by, a person other than an immediate family member pursuant to this hardship exception, said lease or occupancy shall require the approval of the Board.

5.2.2. Written Request. Any application for an exception must be in writing and give the reasons for requesting the exception. The Board shall convene a meeting within 20 days after receipt of notice, advising the owner of the time and place of the meeting and giving the owner an opportunity to attend.

5.2.3. Board Decision. The Board shall make a decision as to whether or not to grant the hardship exception within fourteen (14) days of said meeting and the reasons shall be briefly stated in writing. The decision shall be binding on the Association and the parties.

5.2.4. Maximum Length. The maximum length of any hardship exception is one (1) year.

5.3. Leasing Rules/Restrictions. For any lease, permitted or otherwise, the owner must first obtain approval from the Board and comply with all of the following:

5.3.1. Request for Approval. When requesting approval to lease a unit, the owner shall submit all of the following to the Board: copy of the lease, and current, accurate names and contact information of all adult occupants.

5.3.2. Board Response. The Board shall respond to the request within ten (10) days.

5.3.3. Deposit Requirement. Upon approval of a request to lease, the owner must pay to, and maintain with the Association, a rental deposit account in an amount equal to ten times the monthly assessment for common charges for said unit as established from time to time by the Board. Said rental deposit account may be used by the Association to pay the following.

5.3.3.1. Costs to Association. The cost to the Association, including reasonable Attorney fees, to enforce the provisions of the Declaration, Bylaws, and Rules and Regulations against the nonowner occupants and their guests.

5.3.3.2. Costs to Repair Damage. The cost of repair of any damages for which the owner is responsible.

5.3.3.3. Delinquent Charges. Any delinquent charges for annual and special assessments, late fees, and/or cost of collection of same imposed pursuant to the Declaration and By-Laws with respect to such unit.

5.3.4. Reimbursement Required. In the event that the rental deposit account, or any portion thereof, is used to pay any of the costs described above, the owner shall reimburse to the Association the amount paid. Said reimbursement shall be made within ten (10) calendar days following the Association's mailing to the owner a notice of the amount to be reimbursed. In the event any solely non-owner occupancy of a unit terminates, the rental deposit account balance with respect to said unit shall be refunded to the owner within twenty-one (21) calendar days following the Association's receipt of written notification of such termination.

5.3.5. Lease Cannot be modified/No Sublet. Any lease shall provide that it may not be modified, amended, extended or assigned, and that the tenant shall not sublet the demised premises, or any part thereof, without the prior consent in writing of the Board.

5.3.6. Length of Lease. The term of any such lease shall not be less than twelve (12) months. Rentals through similar services such as AirBnB and VRBO are expressly prohibited. Advertising a Unit as being available to rent on a short-term basis shall be a violation of this Section.

5.3.7. Tenant Required to Comply. The lease contains a statement obligating all tenants to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same.

5.3.8. Enforcement by Association. Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

5.3.9. Withholding Approval. The Association may withhold approval upon any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the By-laws, and the Rules and Regulations; and the past use by tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

5.4. Leasing Violation Assessment. An assessment of $500 may be levied for each month or portion of a month that the Board determines a unit was leased without approval from the Board.

5.5. Owner Responsibilities. With respect to any new occupancy of units, the unit owner completely relinquishes to the new occupants for the period of their occupancy the privileges which unit ownership would otherwise have a right to exercise with respect to all common areas, limited common areas and

parking areas. With respect to any new occupancy of a unit by non-owner occupants, the conduct of non-owner occupants and their guests in accordance with the Declaration and Bylaws shall be the responsibility of the unit owner: furthermore, the unit owner shall be financially responsible for the payment of any costs and attorney fees incurred by the Association in enforcing the provisions of the Declaration and By-Laws against any non-owner Occupants and their guests.

6. GENERAL RULES OF CONDUCT.

6.1. Code of Conduct. No noxious, destructive, or offensive activity shall be carried out in any unit or in the common elements, nor shall anything be done which may be or may become an annoyance or nuisance to any other owner or to any other person lawfully occupying the unit.

6.2. Private Residential Dwelling Only. In accordance with the Declaration, Units shall be occupied and used only for private residential dwelling purposes and for no other purposes. No trade or business shall be carried on anywhere within said Units.

6.3. No Harm to Insurance. Nothing shall be done or kept in any unit or in the common elements which will increase the rate of insurance on the common elements. No owner shall permit anything to be done or kept in their unit or any part of the common elements which will result in the cancellation of insurance on any other unit or any part of the common elements, or which would be a violation of any law or ordinance. In order to cover increased insurance costs, the Board may levy a special violation assessment against a person the Board finds violated this rule.

6.4. Prohibited Sales. Rummage, garage, and estate sales are prohibited in order to preserve the relative privacy and security of the circle.

6.5. Public Peace and Good Order. All owners, residents, and visitors shall comply with the City Greenfield Code of Ordinances City of Greenfield Code of Ordinances Chapter 10 - PUBLIC PEACE AND GOOD ORDER. Persons wanting to report violations should call the City of Greenfield Police non-emergency line at 414-761-5300.

6.6. Noise. All owners, residents, and visitors shall comply with the City Greenfield Code of Ordinances 10.08 – Noise (Attachment A), including the following: "No person shall make, continue or cause to be made any loud, disturbing or unnecessary sounds or noises such as may tend to annoy or disturb a person of ordinary sensibilities in or about any public street, alley or any private residence."

> **6.6.1. Quiet Hours.** Between the hours of 10 p.m. through 7 a.m., every effort should be made to reduce noise levels so as not to disturb other residents' rest. Pet owners are expected to be aware that noise created by running pets can be disturbing and pets should be controlled accordingly.

6.7. Domestic Animals All owners, residents, and visitors shall comply with the City of Greenfield Code of Ordinances 12.11 Animal Health. (Attachment B) Persons wanting to report violations should call the City of Greenfield Police non-emergency line at 414-761-5300, the Public Health Department, or MADACC. In addition to the Animal Health code, the following rules apply:

> **6.7.1. Permitted Animals.** An owner or resident may only keep, shelter or possess not more than 2 dogs or 2 cats, or any combination thereof, provided that no dog has been declared dangerous or vicious.
>
> **6.7.2. Restraint Required.** No person shall allow an animal, either intentionally or unintentionally, to be on a common element or limited common element without being under the control of a person and appropriately leashed or restrained.
>
> **6.7.3. Requirements When Walking Animals.** When walking an animal, the walker shall remain on the city sidewalk and keep the animal within fifteen (15) feet of the sidewalk. In compliance with the Greenfield Code of Ordinances, when approached by another pedestrian, a dog leash shall be not

more than six (6) feet in length in order to safely manage the dog and prevent it from annoying or worrying pedestrians.

6.7.4. Owner Liability. Each person bringing or keeping an animal within the Association shall be absolutely liable to other owners, residents, and visitors for any damage to persons or property caused by the animal. This includes damage to lawns caused by digging and pet elimination. The Association recommends that persons owning an animal check with their insurance carrier to ensure that they have liability coverage for damage done by their animal.

6.7.4.1. Reimburse Association. Each owner or resident shall immediately reimburse the Association for any expenditure incurred in repairing or replacing any part of the common or limited common areas in any manner damaged by the pets.

6.7.5. Animal Waste.

6.7.5.1. Requirement. Owners are required to clean up their animal's waste from all common elements.

6.7.5.2. Prohibition. No person shall place any sort of animal pee pad or litterbox on the balconies, patios, or other common element or limited common element.

6.8. Wildlife. Other than a well-maintained nectar feeder for hummingbirds, the feeding of wildlife, including birds, ducks, and geese anywhere on the Association's property is prohibited.

7. CONDOMINIUM BUILDINGS, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS RULES.

Note: The owner of a unit is responsible for the maintenance of the unit. The unit includes all windows, window frames, and doors, including all glass in all windows and doors and all installations for providing power, light, gas, hot and cold water, heating, refrigeration and air conditioning exclusively to the unit. The Association grounds and any part of a building that is not part of an owner's unit is a common element that the Association is responsible for maintaining.

7.1. Permission Required. An owner of a unit shall in no case replace, paint, decorate or make any addition, change, or alteration, to any portion of a common element, limited common area, or to the exterior of an Association building, including an owner's windows and doors, without the prior written consent of the Board.

7.1.1. Written Request Required. All such additions, changes or alterations must be presented in writing to the Board for approval, accompanied by a lien waiver and certificate of insurance that shows liability and workers compensation coverage for each contractor, a signed Owner Responsibility/Hold Harmless Agreement, and written plans, drawings and specifications when requested.

7.1.2. Indemnification Required. The Board shall approve such requests only if the Association is protected against or indemnified as to construction liens and any claims arising from such work.

7.1.3. Removal of Unpermitted. Any owner who causes or allows any improvements to be constructed, installed, placed, or altered on common area, limited common area, or building exterior prior to the approval of the Board may be required to remove such improvements in its entirety at the owner's expense.

7.2. Owner Responsible for Damage. An owner is responsible for and shall immediately reimburse the Association for, any expenditures incurred in repairing or replacing any part of a common element or limited common element damaged by the owner, a resident of the owner's unit, or a person visiting the owner or resident, even if the damage occurs from a permitted activity.

7.3. Unit Access. After reasonable notice from the Association, residents of a unit shall allow timely access inside their unit for the purpose of inspecting, maintaining, repairing, or replacing any common element or element that might affect other units and that is only accessible via entry inside the unit, such as fire alarms, sprinkler systems, sump pumps, and radon mitigation systems. In addition, residents shall permit timely access to respond to events that affect or may affect other units in the building. Examples include, but are not limited to, water leaks, electrical issues, foundation issues or building alterations inside the unit that may affect other units.

7.4. Allowed Installations. Owners may install the following items in their limited common areas even if it involves minor penetration of exterior wood trim or a wooden structure. No item may be installed that involves penetrating siding, soffits, brick, concrete, or asphalt.

7.4.1. Balcony Screening. Screening or netting for the protection of small children or pets may be affixed on balconies.

7.4.2. Security Devices. Security devices, such as Ring doorbells, are allowed to be mounted outside an owner's unit for security purposes.

7.4.3. Holiday Lights. Holiday lights are permitted on the balcony but must be removed by January 31st of the New Year. Decorations for other holidays (such Halloween and Thanksgiving) are permitted but may not be displayed more than one week before the event and must be removed by at least one week after the event.

7.5. Satellite Dish Restrictions. Installing a satellite dish is prohibited without prior notice to the Board. The following guidelines were developed to address an owner's or resident's notice that a satellite dish will be installed and to establish what is required of the owner or resident.

7.5.1. Written Notice. All satellite dish notifications must be made in writing to the Board through the Management Company prior to the dish being installed.

7.5.2. Diagram and Specifications. All notifications must include a diagram of where the dish will be placed and specifications on how it will be installed.

7.5.3. Certificate of Insurance. All installers must provide a certificate of insurance to the Association.

7.5.4. Removal. Satellite dish and wiring must be removed upon termination of service or sale of the unit, whichever occurs first, and any common or limited common area affected during removal must be returned to its original condition at owners' expense within 30 days after removal. If the seller does not pay for the expense, the buyer (new unit owner) will be responsible for the cost.

7.5.5. Prohibited Installations. Satellite dishes may be installed within the unit's limited common area but may not be installed on the roof or any siding on the building or exterior of the balcony. Violation of this process will result in a $300.00 assessment. In addition, the owner will be required to remove the satellite dish and to repair, to the satisfaction of the Board, any damage to the building.

7.5.6. Wiring. Installation of wiring feeds may not exceed the height of two feet when penetrating through the building exterior. Any wiring running on the exterior of the building may not exceed 15 feet in length.

7.6. Exterior Lights.

7.6.1. Building Lights. Hanging objects on an exterior building light is prohibited with the exception of light weight holiday decorations.

7.6.2. Streetlights. Hanging and/or mounting objects on any streetlight poles is prohibited.

7.7. Garage Doors. Garage doors shall be kept closed as much as possible.

7.8. Sign Restrictions. Displaying of signs, posters, banners, flags, or advertising materials is prohibited, except that a sign, poster, banner, or flag that does not exceed 18-inches by 24-inches may be displayed as follows:

7.8.1. Open House. During the time of an "open house", a temporary display relating to the open house of a unit that is for sale. Any "Open for Inspection" signs and flags must be removed as soon as the "Open House" has concluded. The open house period may not exceed 12 hours in a 48-hour period.

7.8.2. For Sale. A "For Sale" sign on the common elements to facilitate the sale of the Unit. The sign shall be promptly removed following the sale of the unit and the ground upon which the sign is placed shall be repaired to its original state once the sale has been completed.

7.8.3. Political. A sign that supports or opposes a candidate for public office or a referendum question that is displayed in a person's own unit, as dictated by Wisconsin Statutes, Section 703.105(1m). Such sign may be posted from 30 days before until 10 days after the applicable election.

7.8.4. Flag. An owner may respectfully display the United States flag on an owner's assigned limited common element.

7.9. Personal Property on Common Elements. An owner or resident may place appropriate personal property on their limited common area, but personal property may not be placed on common elements without permission from the Board.

7.9.1. Prohibited on Balcony. Airing or drying of laundry, carpeting, rugs, or clothing on balcony railings is prohibited.

7.10. Fire Safety. The City of Greenfield has adopted NFPA 1, The Uniform Fire Code 2003 edition. All Maple Leaf 20 owners, residents, and visitors shall comply with City of Greenfield Code of Ordinances 18.15 - Miscellaneous use provisions. (Attachment C).

7.10.1. Grill Restrictions. No hibachi, gas-fired grills, charcoal grill or similar device used for cooking, heating, or any other purpose shall be used or kindled on any balcony or under any overhanging portion of a building.

7.10.2. Permitted Grilling. Grilling on ground level is permitted provided that the grill is at least 10 feet away from any structure. UL-listed electric grills that are appropriate for outdoor use may be stored and used on balconies. Smoke must not be a nuisance to neighbors or public roadways.

7.10.3. Storage Restrictions.

7.10.3.1. Propane and Lighter Fluid. Limited storage of propane and charcoal lighter fluid is permissible in garages. One propane tank no larger than 20 pounds and one spare tank are allowed. A single container and one spare container of lighter fluid are allowed.

7.10.3.2. Grills. Regardless of type or size, no barbecue, gas, charcoal grill, or any other burning receptacle shall be stored or used on balconies.

7.10.4. Gas Line Restriction. Modifying the building gas distribution system to connect a grill to the gas line is prohibited.

7.11. Trash and Recycling. The Association has a contract with John's Disposal Service, Inc. to pick up solid waste and recyclables from each unit once a week.

7.11.1. Recycling Bin. John's provides a blue recycling bin for each unit. Mixed recycling, including glass, metal cans, plastic containers, aluminum, newspapers, mixed paper magazines, and phone books, shall be placed in the blue recycling bin. Cardboard boxes may be recycled but must be flattened. Plastic bags are not permitted in recycling.

7.11.2. Trash Bin. Each unit shall place their solid waste in plastic bags inside an appropriate trash bin with a secure cover.

7.11.3. Putting Out Bins. Trash and recycling containers are to be kept in the garage other than for collection day. Put trash and recycling bins out between 6 p.m. on Sunday and 6 a.m. for Monday pick up. When Monday is a holiday, pickup will be the following day. If you have additional trash in bags, they may not be put out until 6 a.m. on collection day. Bins shall be stored in the garage at all other times.

7.11.4. Placement of Bins. To facilitate pickup, place your bins between your garage door and your neighbor's garage door. After picking up, the collector will place the bins in this location with the trash bin next to the building and the blue bin in front of the trash bin to signify collection.

7.11.5. Prohibited Items. Earth, rock, concrete, loose construction and demolition materials, trees or parts thereof, yard waste such as grass clippings, leaves, garden debris, brush, and hazardous, toxic or infectious materials.

7.11.6. Bulk Item Collection. Each unit will receive one bulk item collection per month if the resident calls John's in advance to arrange collection.

7.12. Landscaping Restrictions. Removing or altering any planted flowers, shrubs, bushes, or trees is prohibited without written permission from the Board or its designated committee.

7.12.1. Containers Allowed. Owners or residents may put containerized flowers and plants on their limited common elements so long as such plants do not obstruct the view or passage of any other owner and are not hanging over a sidewalk.

7.12.1.1. Appropriate Containers. The pots shall be designed to prevent water leakage or shall sit in a water retention saucer. Planters hung on the balcony railing shall be in containers specifically manufactured for that purpose and must not pose any safety hazard.

7.12.1.2. Seasonal Removal. All plant containers shall be removed when the plants have died, but no later than December 1st.

7.12.2. Planting by Permission. An owner or resident may request permission to plant and/or maintain flowers or shrubs in mulched areas. The plants must be listed in the request.

7.12.2. Association Not Liable. The Association is not liable for any damage to plantings purchased by an owner or resident.

7.13. Parking And Traffic.

7.13.1. Public Street. Maple Leaf Circle is a public street that is regulated by the City of Greenfield Traffic Code.

7.13.2. Parking on Limited Common Element. Motor vehicles should be parked within the garages at all times, but owners, residents and their guests may park on the apron (limited common area) in front of the owner's garage.

7.13.2.1. Requirement to Move Vehicles. Persons parking on the apron shall, at reasonable times, for a reasonable period and upon reasonable notice, remove their vehicles to permit the parking areas to be repaired, resurfaced, repainted, striped, or to permit

cleaning or removal of snow, or for similar purposes. Residents violating this restriction may be fined and assessed for any additional fees charged by contractors.

7.13.2.4. Temporary Parking/Stopping. A mobile home, camper trailer, or semi-trailer/cab may park on a limited common element apron only while loading and unloading and a service-related vehicle may only park on a limited common element while providing services to that resident.

7.13.3. Garage Storage. Licensed boats, boat trailers, campers, snowmobiles, ATV's and trucks may be stored in a garage provided that they are not forcing a motor vehicle to be parked outside.

7.13.4. Prohibited Common Element Parking. Parking or storing a motor vehicle, boat, boat trailer, camper, snowmobile, ATV or any other personal property is prohibited on all common element driveways, because they are designated fire lanes that must be kept open to ensure there is always adequate room for fire trucks and other emergency vehicles.

7.13.5. Prohibited Vehicles. Junked, inoperative or unlicensed vehicles are prohibited on the common element parking areas or owner garages. Upon request, a copy of the vehicle's registration and license plate information must be provided to the Board or the Management Company.

7.13.5. Exceptions. The Board may grant a case-by-case exception of the parking and traffic rules and regulations at its discretion.

Maple Leaf 20 Condominium Association Inc.
Rules & Regulations

Adopted By the Board of Directors
Effective – September 12, 2023

Attachment A

City Greenfield Code of Ordinances

10.08 – Noise

10.08 - Noise. (Rep. & recr. #2130)

(1) *General.* (Am. #2636) No person shall make, continue or cause to be made any loud, disturbing or unnecessary sounds or noises such as may tend to annoy or disturb a person of ordinary sensibilities in or about any public street, alley or any private residence.

(2) *Schools, courts, churches, hospitals.* The creation of any excessive noise on any street adjacent to any school, institution of learning, church or court while in use or adjacent to any hospital or on these listed properties, which unreasonably interferes with the normal operation of that institution or which disturbs or unduly annoys patients in the hospital, provided that conspicuous signs are displayed on those streets indicating a school, hospital or court is in the immediate area, is prohibited.

(3) *Exemptions.* The provisions of subsections (1) and (2) shall not apply to:

(a) Any vehicle of the City, County or State, or equipment contracted for work on behalf of the City, County or State while engaged in necessary public business for the public welfare where it is impossible to perform such work between the hours of 7:00 a.m. and 10:00 p.m.

(b) Operation of emergency equipment. Emergency equipment shall include ambulance, police, fire, snow removal, civil defense, disaster, etc., necessary for the health, safety and protection of the citizens of the City.

(c) Snowblowers, snow plows and other snow removal equipment.

(4) Wisconsin Statutes § 346.94(1) as amended, and §§ 66.948, 346.94(16)(b)7., 346.95(5e), 346.95(5g) and 349.135 as created by 1995 Wisconsin Act 373 are adopted by the City in their entirety. These statutes related to the improper use of radios, electric sound amplification devices and other sound producing devices, the imposition of vehicle owner liability for improper use of a radio or other electronic sound amplification device and providing a penalty.

Maple Leaf 20 Condominium Association Inc.
Rules & Regulations

Adopted By the Board of Directors
Effective – September 12, 2023

Attachment B

City Greenfield Code of Ordinances

12.11 Animal Health.

12.11 - Animal health.

(1) *Permitted animals.*

(a) No animal that is not a domesticated animal may be kept or brought into the City, except as provided elsewhere in this chapter.

(b) No person shall keep, harbor, shelter or possess at any time more than 2 dogs or cats, or any combination thereof, which are over the age of 3 months, unless a person holds a valid animal fancier permit, kennel permit, pet shop permit or grooming establishment permit.

(c) The keeping, harboring, sheltering or possessing at any time more than 2 dogs or cats, or any combination thereof, which are under the age of 3 months shall be prohibited unless a person holds a valid animal fancier permit, kennel permit, pet shop permit or grooming permit. An exemption to the requirement of obtaining a permit herein exists if the dogs or cats were born on the premises in which the owner resides. (Cr. #2776)

(2) *Restraint of animals.* (Rep. &recr. #2927)

(a) An owner may not leave a dog unattended by use of a restraint:

1. On public property or on public streets;
2. Outdoors in the case of extreme weather conditions, including conditions in which:
    a) The actual or effective outdoor temperature is below 32 degrees Fahrenheit;
    b) The actual or effective outdoor temperature is above 85 degrees Fahrenheit; or,
    c) A heat or wind chill advisory has been issued for the jurisdiction by the National Weather Service.
3. By use of a collar that is pinch-type, prong-type, or choke-type or that is not properly fitted to the dog;
4. Is a length shorter than the greater of:
    a) Five times the length of the dog, as measured from the tip of the dog's nose to the base of the dog's tail; or
    b) 10 feet;
5. Not designed for dogs. Logging chains, tow chains or other lines or devices not intended for the purpose of restraining dogs may be used. No chain or tether shall weigh more than one-eighth of the dog's body weight.
6. Free from entanglement to allow free movement of the full length of tether;
7. Is in an unsafe condition; or
8. Causes injury to the dog.

(b)

Restraint required. No person owning or having charge, care, custody or control of any animal shall, either intentionally or unintentionally, cause, permit or allow the same to be on or run at large.

(c) Restraints shall be placed or attached in a manner that they not be entangled with another animal or object and shall be sufficient length in proportion to the size of the animal to allow the animal proper exercise and convenient access to food, water and shelter.

(d) Restraints shall be located so as not to allow the animal to trespass on public or private property, or in such manner as to cause harm or danger to persons or other animals. Restraints shall be located so as not to allow the animal to jump over an obstacle where the leash can become entangled and the animal be harmed in any manner.

(e) *Transportation.* No person driving a pickup truck shall transport any dog in the rear bed of the vehicle on a public way, unless the space is enclosed, the dog is cross tethered to the vehicle, the dog is protected by a secured container or cage, or the dog is otherwise protected, in a manner which will prevent the dog from being thrown or from falling or jumping from the vehicle.

(3) *Enforcement.* The Police Department, Health Department or MADACC may enforce any provision of this section, and they are authorized to confiscate and remove animals from a premises for violation of any part of this section. Animals removed because of such action may be stored or disposed of in a humane manner by MADACC or its designee. Probable cause that such a violation exists is sufficient reason to confiscate such animal. Conviction is not required.

(4) *Exemption.* This section does not apply to dogs used while in the line of duty by the Police Department, any other law enforcement agency or unit of the United States military service.

(5) *Certain animals prohibited.*

(a) *Livestock.* (Am. # 2840 ; #2864) Except as otherwise provided in this chapter, no person shall harbor, raise or possess within the City, either temporarily or permanently, fowl, cows, cattle, horses, sheep, swine, goats, chickens, rabbits, ducks, turkeys, geese, pigeons or any other domesticated livestock, provided however, that such animals or fowl may be kept at places approved by the Health Officer. No rodents commonly considered domesticated shall be kept within any portion of any multiple dwelling units.

(b) *Wild animals.* No person shall harbor, raise or possess, either temporarily or permanently, within the City limits, a wild animal, such as a live monkey (nonhuman primate), bat, raccoon, skunk, fox, poisonous snake or reptile, poisonous insects or arachnids, cheetah, cougar, jaguar, leopard, lion, lynx, panther, tiger, wolf or wolf-dog hybrids, offspring of wild species cross-bred with domestic dogs and cats or any other warm blooded animal which can normally be found in the wild state, except when approved for a temporary educational event, circus or similar recreational event. Application for such events shall be made to the Health Officer.

(c) *Exotic animals.* No person may bring into or keep in the City, for sale or otherwise, either for food or for any other purposes whatsoever, any animal which, in accordance with the recommendations of the Compendium of Animal Rabies Control from the National Association of State Public Health Veterinarians, Inc., is not able to be effectively vaccinated against rabies, or any animal dead or alive, insect, which is otherwise dangerous or detrimental to health, any exotic animal or wild animals.

(d) *Phase out the keeping of certain animals.* Persons in possession of any animals within the City prior to September 5, 1967, shall have the right to retain such animals, providing they do not cause a nuisance or are injurious to the health, safety and welfare of the immediate neighborhood. The retention of these animals is permitted under prior usage, is not transferable, and they shall be deemed to have nonconforming use status. Since it is the intent to phase out the keeping of certain animals in the City, changes of use of property and/or natural termination of existence of the animals shall also terminate nonconforming use status and the animal or animals may not be replaced.

(e) *Licensing.* Every dog and cat kept sheltered or harbored within the City shall be currently licensed by the City Treasurer, in accordance with section 13.16(1) of this Municipal Code.

(6) *Dangerous/vicious animals.*

(a) *Harboring dangerous/vicious animals.* No person may harbor or keep a dangerous animal within the City, unless all provisions of this subsection, as well as the general provisions of this chapter are complied with.

1. An animal may be deemed to be vicious by the Health Officer, police officer or deputy sheriff if it has attacked or bitten any person(s) more than 2 times or when a propensity to attack without provocation or bite people exists and is known or ought to reasonably be known to the person harboring such animal. If the animal is deemed vicious by the Health Officer, police officer or deputy sheriff, the Health Officer may order the humane termination of such animal.
2. No person may bring into or keep in the City, an animal that a Wisconsin city, village, town or county has declared dangerous or vicious, has been banished from a city, village, town or county, or has been ordered to be destroyed. An officer may declare such an animal to be a prohibited dangerous animal in the City, upon receipt of an official written declaration from the other city, village, town or county setting forth the grounds for the declaration, the name of the animal, if known, and a description of the animal.

(b) *Declaration that animal is prohibited, dangerous or prohibited dangerous.*

1. If a police, health or other designated officer determines that an animal is prohibited dangerous as defined in this section or elsewhere in this chapter, he/she may declare the animal to be prohibited, dangerous or prohibited dangerous. The Police or Health Officer

shall immediately inform the owner in writing, by personal service or certified mail, of such determination.

2. Hearing. If an owner contests the designation of the animal as prohibited, dangerous or prohibited dangerous, the owner may request a hearing in writing within 72 hours of issuance of the notice. Any interested party may present evidence as to whether the dog or other animal is prohibited, dangerous or prohibited dangerous. The hearing shall be held before the Board of Health within no less than 5 days or more than 10 days of the request for hearing.
3. Compliance with restrictions. Pending the decision of the hearing, the owner or caretaker must comply with provisions of this section. After the hearing, if the dog or other animal is determined to be dangerous, the owner must continue to comply with the provisions of this section. After the hearing, the owner shall be notified in writing of the determination. If the animal is declared to be prohibited or prohibited dangerous, the owner shall remove the animal from the City or have it humanely euthanized within the time period set by the Board of Health, but in any case, no longer than 10 days. Until removed from the City or euthanized, it must continue to be kept as noted in this subsection.
4. Appeal. If the owner contests the determination, he/she may appeal the decision in writing within 10 days of receiving the decision, to the Board of Health.
5. The owner or caretaker of any animal which is or has been declared prohibited, dangerous or prohibited dangerous, shall not give, sell or in any way transfer ownership to any other person residing in the City.
6. The issuance of a citation for a violation of this section need not necessarily be predicated on a determination by the Officer, that an animal is prohibited, dangerous or prohibited dangerous animal.

(7) *Sale of fowl as pets prohibited.* No person shall sell or offer for sale or barter or give away baby chicks, ducklings or other fowl as pets or novelties. This provision shall not prohibit the sale or display of natural chicks or ducklings in proper brooder facilities by hatcheries or stores engaged in the business of selling fowl to be raised for commercial purposes.

(8) *Turtles.* No person shall sell, distribute, harbor, shelter or keep turtles as pets or novelties that are less than 4 inches in diameter. Only box or painted turtles are permitted. Snapping turtles are prohibited.

(9) *Animal fancier.*

(a) *Prohibited in certain areas.* Animal fancier permits shall only be issued if a qualified dwelling unit is zoned single-family per Chapter 21 of this Municipal Code. No animal fancier permit shall be issued to a multifamily unit.

(b) *Operation.* All animal fanciers shall maintain the following conditions:

1. A person holding an animal fancier permit shall conform to the requirements set forth in this chapter.
2. An animal fancier permit may be revoked if an owner does not conform to the requirements set forth in this chapter.
3. All animals shall be maintained in a healthy condition or, if ill, shall be given appropriate treatment immediately.
4. The quarters in which the animals are kept shall be maintained in a clean condition and in a good state of repair.
5. Animal pens or enclosures shall be large enough to provide freedom of movement to the animals contained therein.
6. Food supplies shall be stored in rodent proof containers and food and water containers shall be kept clean.
7. Litter or bedding material shall be changed as often as necessary to prevent an odor nuisance.
8. Feces shall be removed from yards, pens and enclosures daily and more often, if necessary, and stored in tightly covered metal containers until final disposal.
9. Yards, pens, premises and animals shall be kept free of insect infestations.
10. No odor or noise nuisance shall be permitted.
11. All establishments shall be maintained and operated in a nuisance-free manner.

(c) *Immunization.* Immunization. Dogs and cats at no later than 5 months of age shall have a current immunization against rabies and owners or keepers shall provide proof thereof. (Am. #2863)

(d) *Licensing.* All dogs and cats licensed by an animal fancier permit shall be currently licensed by the City Treasurer, in accordance with section 13.16(1) of this Municipal Code, and owners or keepers shall provide proof thereof.

(e) *Definition.* An animal fancier is defined as the following:

1. Any person in a resident dwelling unit who shall keep, harbor, raise or possess any combination of 3 or more dogs and/or cats over 3 months of age to a maximum of any combination of 4 dogs and/or cats.
2. There shall be no more than one animal fancier permit issued to any qualified dwelling unit and an animal fancier permit will only be issued if a dwelling unit is zoned single-family per Chapter 21 of this Municipal Code.
3. This definition will be grandfathered effective January 1, 2009. An individual with an animal fancier permit prior to this date is allowed a maximum of 6 dogs and/or cats.

(10) *Animal grooming establishments.*

Dogs and cats to be immunized against rabies. No pet shop operator shall sell or offer for sale any dog and/or cat 5 or more months old unless the animal has been vaccinated against rabies by an approved, live, attenuated rabies virus vaccine, administered by a licensed veterinarian. A certificate of vaccination, which shall be signed by the vaccinating veterinarian, shall be given to the purchaser at the time the sale is made. (Am. #2863)

(d) *Record of sale.* Every pet shop operator shall keep a record of every dog and cat sold by his/her establishment setting forth the date and source of acquisition, date of rabies vaccination, the date of sale and the name and address of the purchaser. Such records shall be maintained on the pet shop premises for one year following the date of sale of each dog and cat, and such records shall be open to inspection by the Health Officer at all times during which the pet shop is open to the public.

(e) *Sale of certain animals prohibited.* No pet shop shall engage in the purchase, keeping, sale or distribution of any species of bats, foxes, raccoons, skunks, poisonous snakes, poisonous arachnids or any other animal prohibited to be kept within the City.

(13) *Rabies control.*

(a) *Rabies vaccination required.* Every dog, cat or ferret owned or kept in the City shall be vaccinated against rabies by a veterinarian at no later than 5 months of age and revaccinated within one year after the initial vaccination. If the owner obtains the dog, cat or ferret or brings it into the City after the animal reaches 5 months of age, the owner shall have the animal vaccinated against rabies within 30 days after the animal has been obtained or brought into the City, unless the animal has been vaccinated, as evidenced by a current certificate of rabies vaccination. Regardless of the age at initial vaccination, a second vaccination should be given one year later. Every dog, cat or ferret shall be revaccinated according to the recommendation of the vaccine used by the veterinarian administering such vaccinations or before the date that the immunization expires, as stated on the certificate of vaccination. (Am. #2863)

(b) *Issuance of certificate of rabies vaccination.* A veterinarian who vaccinates an animal against rabies shall complete and issue to the owner a certificate of rabies vaccination, bearing a serial number and on an approved form, in compliance with state requirements, the owner's name and address; the name, sex, spayed or unspayed, neutered or unneutered, breed and color of the dog, cat or ferret; the date of the vaccination; type of rabies vaccination administered; and the manufacturer's serial number, date that the immunization expires, as specified for that type of vaccine by the Centers for Disease Control and Prevention of the U.S. Department of Health and Human Services, and the City where the animal is required to be licensed. (See section 13.17 of this Municipal Code.)

(c)

Copies of certificate. The veterinarian shall keep a copy of each certificate of rabies vaccination on file until the date that the immunization expires or until the animal is revaccinated, whichever comes first.

(d) *Rabies vaccination tag.* After issuing the certificate of rabies vaccination, the veterinarian shall deliver to the owner a rabies vaccination tag bearing the same serial number of the certificate, the year the vaccination was given, and the name, address and telephone number of the veterinarian. The owner shall attach the rabies vaccination tag to a collar which shall be kept on the animal at all times.

(e) *Suspected rabies.* Any person who shall suspect that any animal, domestic or wild, is infected with rabies shall report immediately his/her suspicion to the Health Officer, describing the animal and giving the name of owner, if known. No person shall knowingly harbor or keep any animal infected with rabies or any animal known to have been bitten by an animal infected with rabies, or shall fail to report to the Health Officer the existence of any animal that he/she knows to be infected with rabies.

(f) *Animals that bite persons.* Every owner, keeper or observer of an animal, and every other person who knows that an animal, domestic or wild, has bitten any person, shall immediately report such fact to a police officer or the Health Officer.

(g) *Isolation, quarantine or sacrifice of an animal suspected of biting a person or being infected or exposed to rabies.* Any police officer, the Health Officer or any deputy sheriff of the county shall order an animal quarantined or isolated if the officer has reason to believe that the animal bit a person, is infected with rabies or has been in contact with a rabid animal. If quarantine or isolation cannot be imposed because the animal, domestic or wild, cannot be captured, the officer may kill the animal. The officer may kill the domestic animal only as a last resort or if the owner agrees. The officer shall attempt to kill the animal in a humane manner and in a manner which avoids damage to the animal's head.

(h) *Quarantine of an animal.* Any animal suspected of biting a person or being infected or exposed to rabies shall be quarantined as ordered by the Health Officer. If an animal is currently immunized against rabies as evidenced by a valid certificate of rabies vaccination, quarantine in an isolation facility is not indicated, unless otherwise ordered by the Health Officer. The owner or keeper shall immediately quarantine such animal suspected of biting a person, for a period of at least 10 days. Vaccinated dogs, cats or ferrets may be quarantined on the premises of the owner if the animal is kept in an escape proof enclosure or in the home and walked on a leash by a responsible adult. If quarantine cannot be adequately maintained on the premises of the owner, an officer may order a vaccinated dog, cat or ferret to be quarantined at an isolation facility (e.g., veterinary clinic, MADACC Shelter). During the 10-day quarantine period the dog, cat, or ferret must be examined by a veterinarian on the first day, the last day, and one intervening day of the observation period. This is the only time the animal may leave the owner's premises. The owner must notify the Health Department or

veterinarian immediately if the animal displays signs of illness or a change in behavior. The quarantine may be released if the veterinarian certifies that the animal has exhibited no signs of rabies during the 10-day quarantine period. The veterinarian may extend the quarantine period if clinical signs warrant. The owner of the animal is responsible for all expenses incurred in connection with the quarantine.

(i) *Confinement.* The Health Officer or designee will order the quarantine of an unvaccinated dog, cat or ferret suspected of biting a person for a period of at least 10 days. Within 24 hours after the quarantine order is issued, the unvaccinated dog, cat or ferret must be delivered to an isolation facility (e.g. veterinary clinic, MADACC Shelter, pound) for a 10-day observation period. During the 10-day quarantine period, the dog, cat or ferret will be held under strict isolation at the isolation facility and examined by a licensed veterinarian on the first day, the last day, and one intervening day of the observation period. The veterinarian may release the animal from quarantine upon certifying that the animal has exhibited no signs of rabies during the 10-day quarantine period. The veterinarian may extend the quarantine if clinical signs warrant the extension. After release from quarantine, the animal can be vaccinated against rabies. Rabies vaccinations are not to be administered during the observation period. In the event that the animal under quarantine does exhibit signs of rabies, Wisconsin State Statute requires that the animal be humanely killed and the brain submitted for rabies testing.

(j) *Risk to animal health.*

1. If a dog or cat is ordered to be quarantined because there is reason to believe that the animal has been exposed to a rabid animal and if the dog or cat is not currently immunized against rabies, the custodian of an isolation facility or the owner shall keep the animal leashed or confined for 180 days. The owner shall have the animal vaccinated against rabies between 155 and 165 days after the exposure to a rabid animal. The owner of the animal is responsible for all expenses incurred in connection with the isolation. (Am. #2863)
2. If a dog or cat is ordered to be quarantined because there is reason to believe that the animal has been exposed to a rabid animal but if the dog or cat is immunized against rabies, the custodian of an isolation facility or the owner shall keep the animal leashed or confined for 60 days. The owner shall have the animal revaccinated against rabies as soon as possible after the exposure to a rabid animal. The owner of the animal is responsible for all expenses incurred in connection with the isolation. (Am. #2863)

(k) *Sacrifice of animal exhibiting symptoms of rabies.* If a veterinarian determines that an animal exhibits symptoms of rabies during the original or extended observation period, the veterinarian shall notify the owner and the officer who ordered the animal quarantined, and the officer or veterinarian shall kill the animal in a humane manner and in a manner which

avoids damage to the animal's head. If the animal is suspected to have bitten a person, the veterinarian or Health Officer shall notify the person or person's physician. Domestic and wild animals suspected of having rabies shall be prepared by a veterinarian and sent to the Wisconsin State Laboratory of Hygiene (WSLH) for analysis.

(l) *Delivery of carcass, preparation, examination by state laboratory of hygiene.* An Officer who kills an animal shall deliver the carcass to a veterinarian. The veterinarian shall prepare the carcass properly, prepare and package the head of the animal, arrange for delivery by the most expeditious means feasible of the animal head to the Wisconsin State Laboratory of Hygiene (WSLH), and dispose of or arrange for the disposal of the carcass in a manner which minimizes the risk of exposure to any rabies virus. The WSLH shall examine the specimen and determine if the animal was infected with rabies. The WSLH shall notify the Department of Health Services (DHS), the veterinarian who submitted the carcass, the Health Officer and if the animal is suspected to have bitten a person, that person or that person's personal physician.

(m) *Responsibility for quarantine and laboratory expenses.* The owner of an animal is responsible for any expenses incurred in connection with keeping the animal in an isolation facility, examination by the veterinarian, preparation of the carcass for laboratory examination, and the fee for laboratory examination.

(n) *Cooperation of owner.* An owner of a domestic animal shall comply with the orders given by an officer pursuant to this chapter, and in the event of noncompliance, the owner may be cited and be assessed penalties in accordance with this chapter.

(14) *Animals at large.*

(a) *Filing petition against.* No owner or keeper of any animal shall permit or suffer such animal to be at large. Any animal found at large shall be deemed to be so with the permission or at the sufferance of its owner. Any adult person alone or together with other adults may seek relief from animals at large by a complaint to the Health Officer, a police officer or the deputy sheriff setting forth the specific date and approximate time an animal was observed to be at large. A police officer, the Health Officer or the deputy sheriff shall notify the owner of that animal in writing of the alleged violation. If the petitioner subsequently observes that same animal to again be at large, they may submit a written petition to the City Attorney's office for commencement of prosecution to obtain compliance of this section. Such written petition shall contain the following:

1. Name and address of complainant.
2. Description of animal and address of owner.
3. Dates and times of violations were noted.
4. Date reported to Health Officer.

5. Statement that petitioners will be willing to sign complaint and testify in court.

(b) *Provocation prohibited.* No person shall permit an animal to run at large by opening any door or gate of any premises or loosening any restraining device or otherwise entice or unduly provoke any animal to leave any place of confinement.

(c) *Impounding dogs or cats.*

1. Any Police Officer, the Health Officer or county deputy sheriff finding a dog or cat at large may seize such dog or cat and impound it in the place provided by MADACC.
2. The possession of any licensed dog or cat so seized or impounded may be obtained by the owner upon payment of fees to MADACC for keeping such dog or cat for each day or fraction thereof during which the dog or cat has been impounded. The possession of any unlicensed dog or cat may be obtained by the owner after obtaining a license and paying the fee provided herein and, if unvaccinated for rabies, obtaining the proper vaccination.
3. If any dog or cat that has been impounded for 7 days has not been reclaimed by its owner, the animal may be disposed of by MADACC in the most humane manner.
4. Animal removal. Any officer may seize and remove animals from a premises for violation of this Code. The officer(s) may convey such animals to MADACC to be housed and handled appropriately. If necessary, and subject to the requirements of Ch. 173, Wis. Stats., such animals may be disposed of in a humane manner by the department, MADACC or their designee.

(15) *Animal fecal deposits.*

(a) No owner or keeper of any animal shall appear with such animal upon any street, alley, sidewalk, lawn, field or any public property, or upon a property other than his/her own, without a shovel, scoop, bag or other items for the removal of fecal matter, and the owner or keeper of such animal shall immediately after deposit of fecal matter on such premises as described above, remove all fecal matter by shovel, scoop, bag or other items and properly wrap and deposit such fecal matter in an approved manner upon their own premises.

(b) Any adult person may seek relief from animal fecal matter deposits by a complaint to a police officer, the Health Officer or deputy sheriff in the same manner and procedure as set forth in paragraph (a) above.

(16) *Disposal of domestic animals.* All domestic animals should be disposed of at MADACC or other veterinary establishment rather than being buried within the City limits.

(17) *Animals disturbing the peace.* No person shall own, keep, have in his/her possession or harbor any bird or animal which, by frequent and habitual howling, yelping, barking or otherwise, shall cause serious annoyance or disturbance to persons in the neighborhood. No prosecution shall be commenced, except upon the request of a police officer, the Health Officer or deputy sheriff, following written petition signed by one or more affected adult persons.

(18) *Cruelty to animals.*

(a) *Causing injury.*

1. No person shall directly or indirectly cruelly beat, frighten, overburden, neglect or abuse any animal or bird, or use any device or chemical substance by which pain, suffering or death may result, whether the animal or bird belongs to the person or another, except that reasonable force may be used to drive off vicious or trespassing animals, excluding treatment by a veterinarian or euthanasia and except by the legal use of mace or similar chemical substance.
2. The owner of any animal shall be responsible to provide reasonable and proper treatment to any ill or injured animal.
3. No person shall abandon any animal or bird or transport any animal or bird in a cruel manner.

(b) *Food and water.* No person owning or having custody of any animal or bird shall neglect or fail to provide it with necessary nourishing food at least once daily, and provide a constant supply of clean water to sustain the animal or bird in good health.

(c) *Shelter.*

1. No person shall fail to provide any animal or bird in his/her charge with shelter from the inclement weather to ensure the protection and comfort of the animal or bird.
2. When sunlight is likely to cause overheating or discomfort to any animal or bird, shade shall be provided by natural or artificial means to allow protection from the direct rays of the sun, but still allow air to pass to keep the animal cool.
3. Animals kept outdoors for more than one hour at a time shall be provided with moisture proof and windproof shelter of a size that allows the animal adequate freedom of movement. Inadequate space may be indicated by evidence of debility, stress, or abnormal behavior pattern.
4. Whenever the outdoor temperature is at or below 40 degrees Fahrenheit, clean dry bedding shall be provided in such shelters for insulation and to retain the body heat of the animal.
5. Motor vehicles or garages shall not be used as proper shelter under the provisions of this section, except that during winter months a dog house may be placed inside a garage for additional shelter.

(d) *Area to be kept clean.* Any area where an animal is housed or allowed to remain shall be kept clean of feces, animal waste and other substances in order to keep the animal healthy and comfortable.

(19) *Keeping of honeybees.* (Cr. # 2840)

18.15 - Miscellaneous use provisions.

(1) *Careless smoking prohibited.*

(a) No person shall smoke or carry a lighted cigar, cigarette, or pipe, or light a match or other flame-producing device in any retail mercantile establishment, except in areas approved for such purposes by the AHJ. It shall be the duty of the person in charge of such an establishment to enforce the regulations of this section.

(b) Smoking shall be prohibited in all rooms or parts of buildings which contain flammable liquids in open containers or in which flammable liquids are used in any manufacturing process or where vapors from the flammable liquids are present or sold.

(c) A plainly printed notice of the provisions of this subchapter shall be posted in a conspicuous place in all occupancies. Such printed notice shall also be posted in any place of public assembly where smoking is prohibited.

(d) No smoking or use of flame-producing devices in schools or public libraries.

1. No person shall light a match or other flame-producing device, smoke, or carry a lighted cigar, cigarette, or pipe in any school building or public library except in areas approved for such purpose by the AHJ. It shall be the duty of the person(s) in charge of such buildings to post and maintain approved signs bearing the words "NO SMOKING" in locations designated by the AHJ.
2. Sections 101.025(1), 101.123, 101.123(8)a, b, Wis. Stats., is hereby adopted by reference as if fully set forth herein.

(2) *Fire damaged buildings (securing).* All dwellings and buildings within the Municipality damaged from fire shall be secured within 24 hours of release of the property by the AHJ. The owner of the damaged property shall assume the liability for the protection of the public until the property is secured.

(3) *Fireworks.*

(a) *Definition.* The definition of "fireworks" shall be stated in § 167.10, Wis. Stats., and the items listed in § 167.10(1)(f) and (j) to (n), Wis. Stats. "Caps" and "sparklers" as defined in § 167.10(1)(e) and (i), Wis. Stats., are excluded from this definition.

(b) *Sales.* Except as provided in § 167.10(2) and (4), Wis. Stats., no person shall sell or possess with the intent to sell fireworks.

(c) *Use.* Except as provided in § 167.10(3), Wis. Stats., no person shall possess or use fireworks without a user's permit issued pursuant to subsection (d) below.

(d) *User permit.* As provided in § 167.10(3), Wis. Stats., fireworks user's permits may be issued for festivals or celebrations after proper application to the Municipality. The AHJ shall require a certificate of liability insurance or similar proof of coverage on an amount deemed

appropriate.

(e) *Use of caps and sparklers.* No unlicensed person may use fireworks, caps, sparklers in a municipal park or at a fireworks display for which a permit has been issued if the display is open to the public.

(f) *Pyrotechnics.* Pyrotechnics are prohibited in public buildings and places of employment unless authorized by the AHJ and shall be used in accordance with NFPA 1123.

(4) *High-piled combustible storage.*

(a) High-piled combustible storage must comply with Section 2301 of the International Fire Code.

(b) Definitions as found in Section 2302 of the International Fire Code will be used for high-piled combustible storage.

(c) Commodities shall be classified in accordance with Section 2303 of the International Fire Code.

(d) High-piled combustible storage areas shall be designated in accordance to Section 2304 of the International Fire Code.

(e) Housekeeping and maintenance of high-piled combustible storage areas shall be in accordance with Section 2305 of the International Fire Code.

(f) General fire protection and life-safety features shall be in accordance with Section 2306 of the International Fire Code. Exception: Compliance with Section 2306.7 of the International Fire Code is not required by this Code. Note: This section may be required by the State of Wisconsin.

(g) Solid piled and shelf storage shall be in accordance with Section 2307 of the International Fire Code.

(h) Rack storage shall be in accordance with Section 2308 of the International Fire Code.

(i) Automated storage shall be in accordance with Section 2309 of the International Fire Code.

(j) Specialty storage shall be in accordance with Section 2310 of the International Fire Code.

(5) *Open burning.*

(a) *Limitations.* (Am. #2707) Burning of any kind is restricted. Open air burning of yard waste shall be allowed only by permit from the Fire Department. Permits will be available from the Fire Department. A fee of $25.00 shall be charged. See Municipal burning permit for rules and regulations.

(b) *Permissible burning.*

1. *Grills.* For other than one-family and two-family dwellings, no hibachi, gas-fired grills, charcoal grill or similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony or under any overhanging portion of a building. Grilling on

ground level is permissible provided that the grill is at least 10 feet away from any structure. Smoke must not be a nuisance to neighbors, or public roadways. Listed electrical ranges, grills or similar electrical apparatus shall be permitted.

2. *Open fires, fire pits, and recreational fires.* Open fires, fire pits, and recreational fires shall comply with the requirements of NFPA 1 and the following requirements:
    a. Portable fire pits and open fires:
        1) Portable fire pits shall not be used or kindled on any balcony or under any overhanging portion or within 10 feet of any structure.
        2) Portable fire pits must be placed on a noncombustible surface.
        3) Portable fire pits shall be listed by a nationally recognized testing organization or acceptable to the AHJ.
        4) Burning of yard waste or other refuse is prohibited; only clean, dry wood can be used.
        5) Flammable or combustible liquids shall not be used to ignite the fire.
        6) Smoke shall be limited and shall not become a nuisance to neighbors or public roads.
    b. Recreational fires (lined in-ground pit):
        1) Shall not be located within 25 feet of a structure or combustible material unless contained in an approved manner.
        2) The total fuel area shall not exceed 3 feet in diameter and 2 feet in height.
        3) Only clean, dry wood can be burned.
        4) Flammable or combustible liquids shall not be used to ignite the fire.
        5) Smoke shall be limited and shall not become a nuisance to neighbors or public roads.
    c. Open fires (bon fire):
        1) Permit must be obtained from the Fire Chief.
        2) Permitted open fires shall be located not less than 50 feet from any structure.
        3) Only clean, dry wood can be burned.
        4) Flammable or combustible liquids shall not be used to ignite the fire.
        5) Smoke shall be limited and shall not become a nuisance to neighbors or public roads.
3. All fires must be supervised at all times by an adult and have the proper means available to extinguish the fire. No fire shall be left unattended.

(6) *Possession of ignition devices.*

(a) *Definitions.*

1. *Ignition device,* for the purpose of this section shall be defined as:
    a. Matches.
    b. Lighters.
    c. Any other materials when used for the purpose of ignition.
2. *Minor:* Any child under 18 years of age.

(b) *Possession prohibited.* No minor may possess any ignition device, unless under the direct supervision of, or with direct permission of, a parent or legal guardian.

(c) *Delivery prohibited.* No person may sell, give, deliver or make accessible (as determined by the AHJ), any ignition device to a minor without the permission of the minors parent or legal guardian.

(d) *Confiscation.* Any ignition device possessed by a minor may be confiscated by any Peace Officer, Fire Chief or authorized designee of the Fire Chief. Once confiscated, these ignition devices shall become the property of the confiscating authority and shall be processed accordingly as evidence in the commission of a crime or made inoperable and disposed of properly.

(e) *Penalty.*

1. Any person who shall violate any of the provisions of this section shall for each and every violation, be punishable by forfeiture, plus any costs or surcharges as required by law.
2. In addition to any other penalties provided for in this Code, the Judge of any court of any competent jurisdiction may order any person found guilty of violating this chapter to any educational program as the Court deems appropriate and include as part of the penalty therein that such person pay the costs of such educational program.

(7) *Christmas tree sales.* For the purpose of this subsection, the following minimum standards shall apply to the storage, handling, and display of live Christmas trees and foliage:

(a) Trees and foliage shall be stacked not closer than 10 feet from any gasoline pump or other device for the transfer of petroleum products.

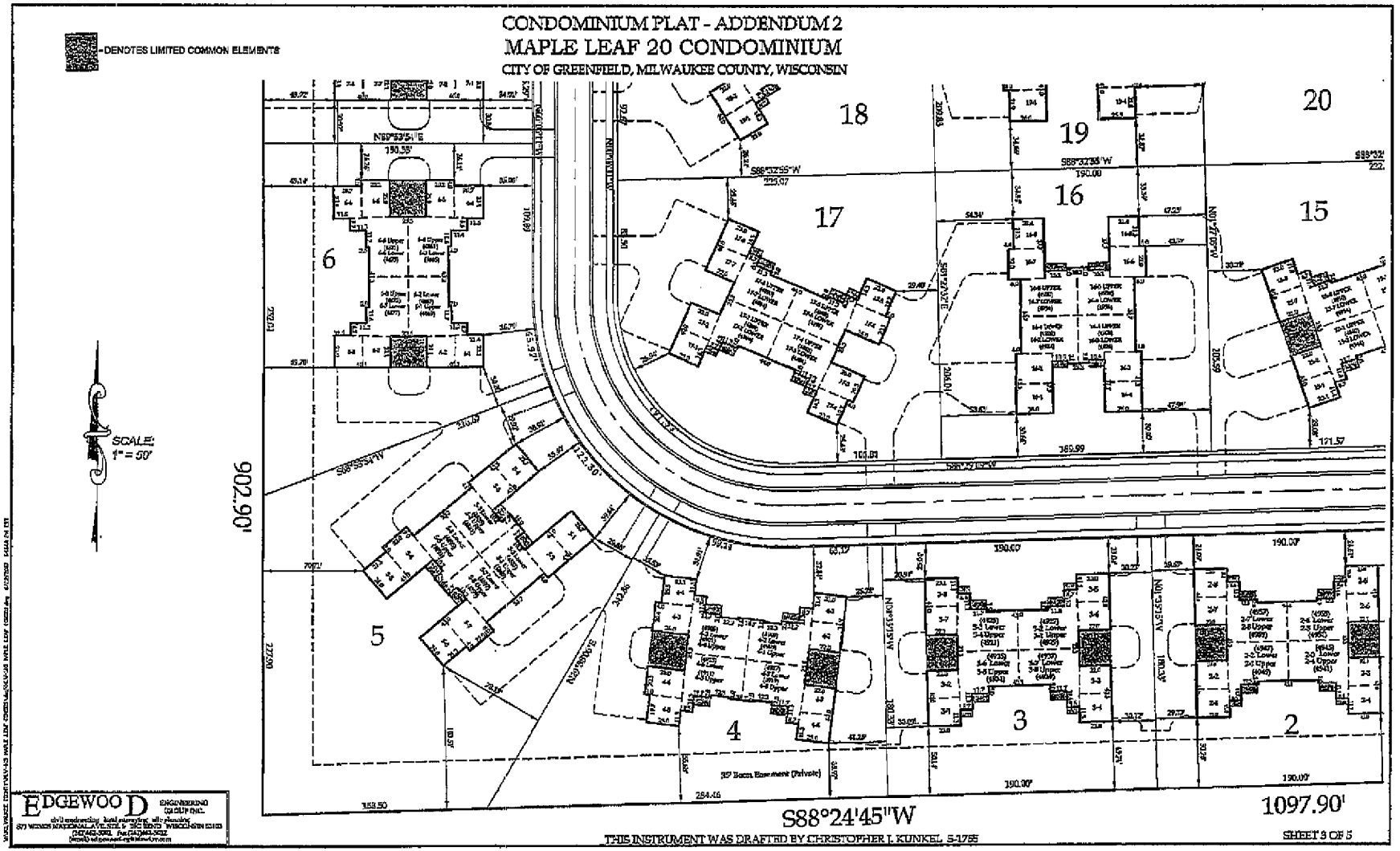
(b) Aisles or clear spaces of not less than 3 feet shall be maintained at all times.

(c) A fire extinguisher with a "2A-10BC" rating or greater shall be provided by the merchant for each 75 feet of travel display and/or storage area.

(d) All storage and sales of live Christmas trees and foliage shall be held outside of buildings.

(e) It shall be unlawful to light a match or any flame-producing device, or to smoke or carry a lighted cigar, cigarette, or pipe in areas where live Christmas trees or foliage is displayed, sold, or stored. The person in charge of the Christmas tree sales shall post a "NO SMOKING" sign in locations designed to give persons entering the area a notice of this regulation.

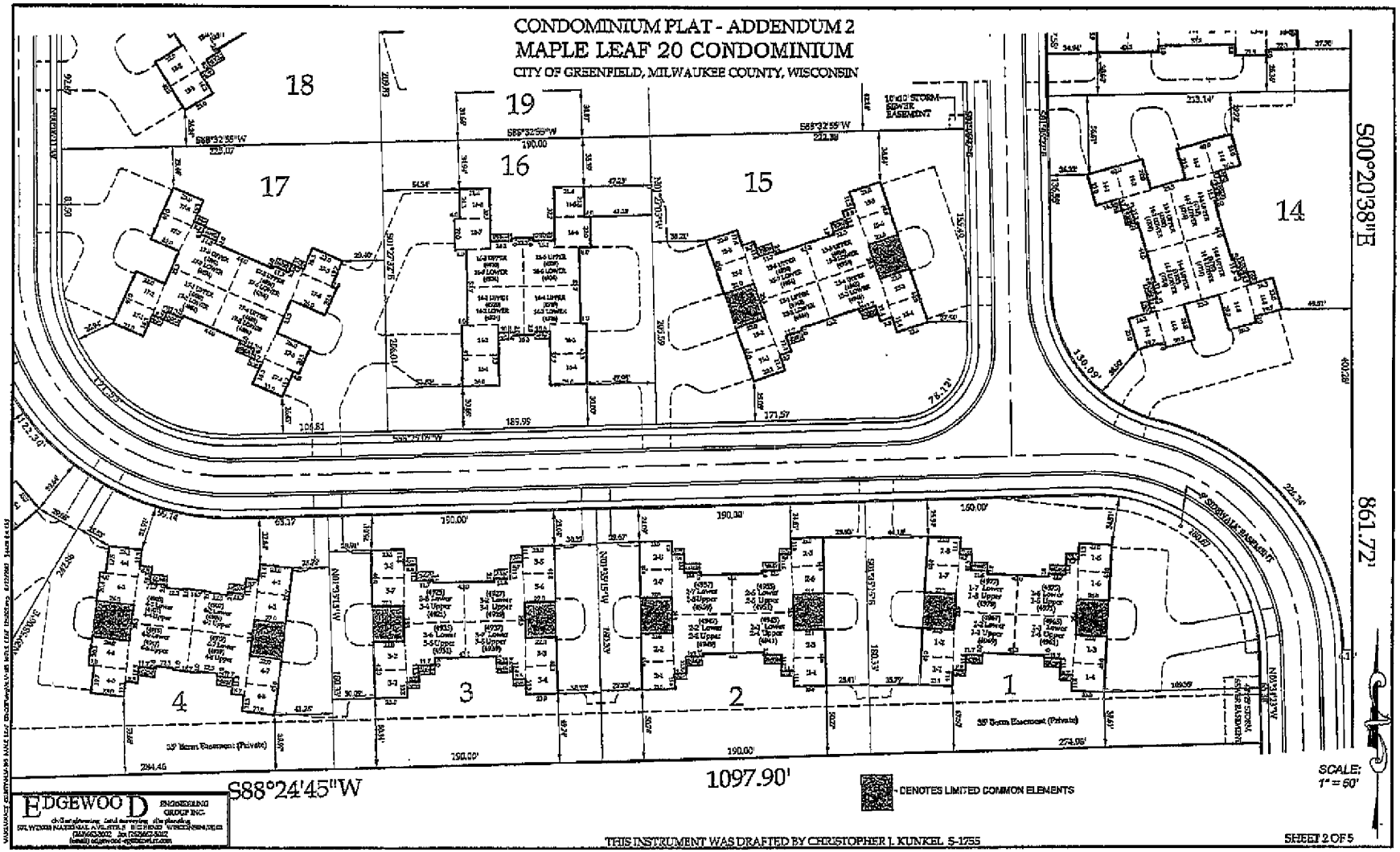
CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER J. KUNKEL S-1755

SHEET 3 OF 5

EDGEWOOD ENGINEERING GROUP INC.


CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN
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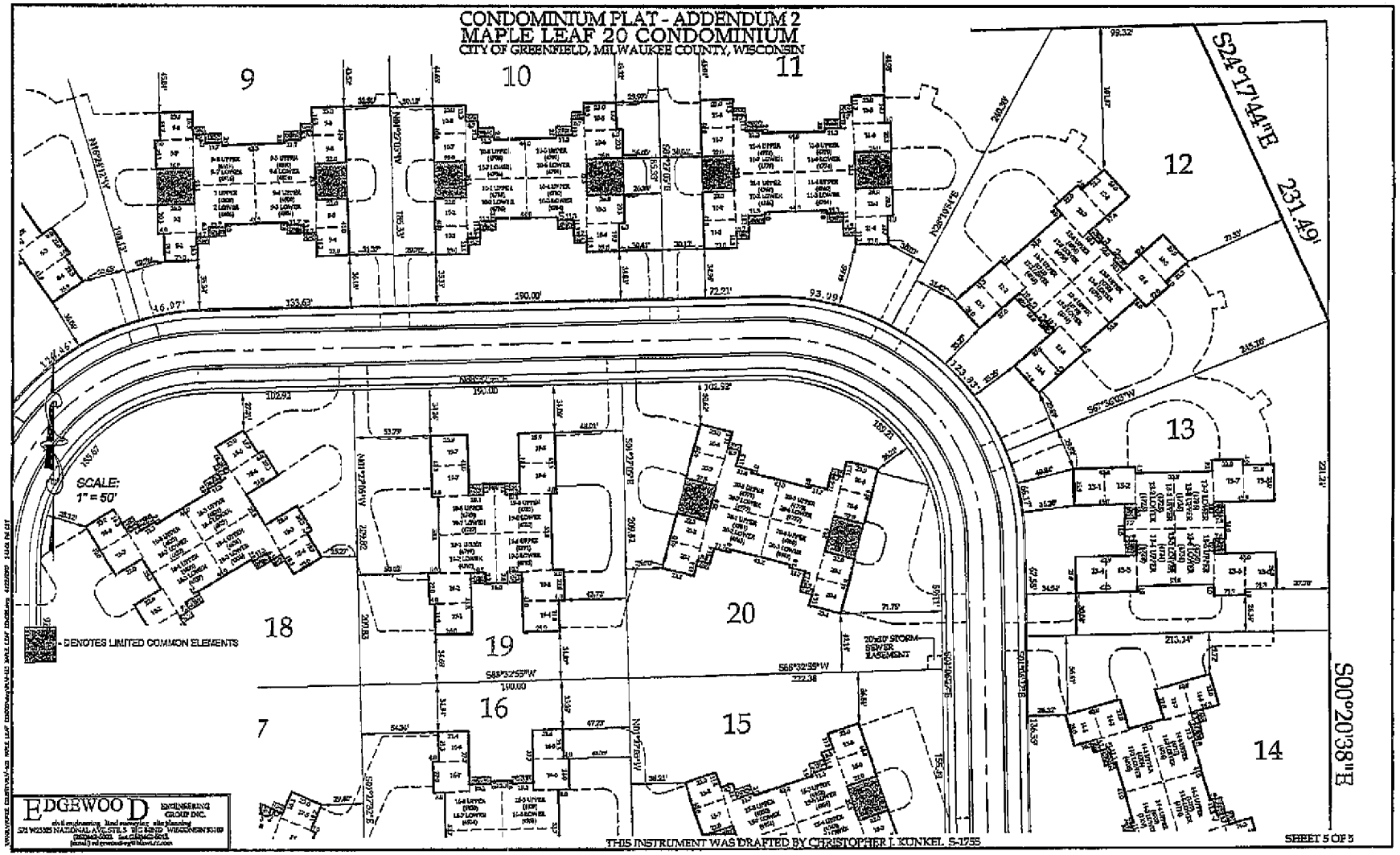
SCALE: 1" = 60'
- DENOTES LIMITED COMMON ELEMENTS
EDGEWOOD ENGINEERING GROUP INC.
THIS INSTRUMENT WAS DRAFTED BY CHRISTOPHER J. KUNKEL S-1755
SHEET 2 OF 5

CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



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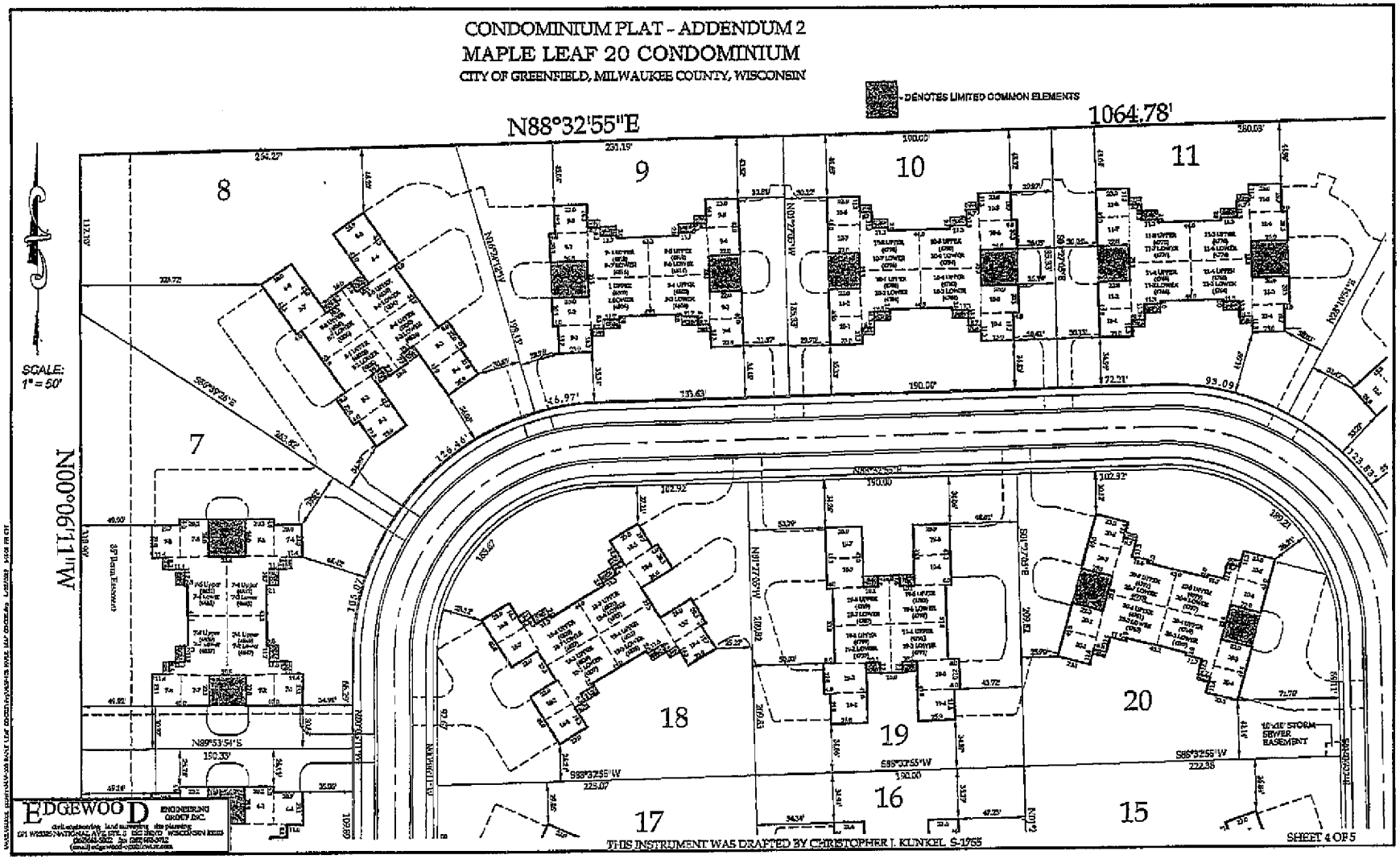
CONDOMINIUM PLAT - ADDENDUM 2
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



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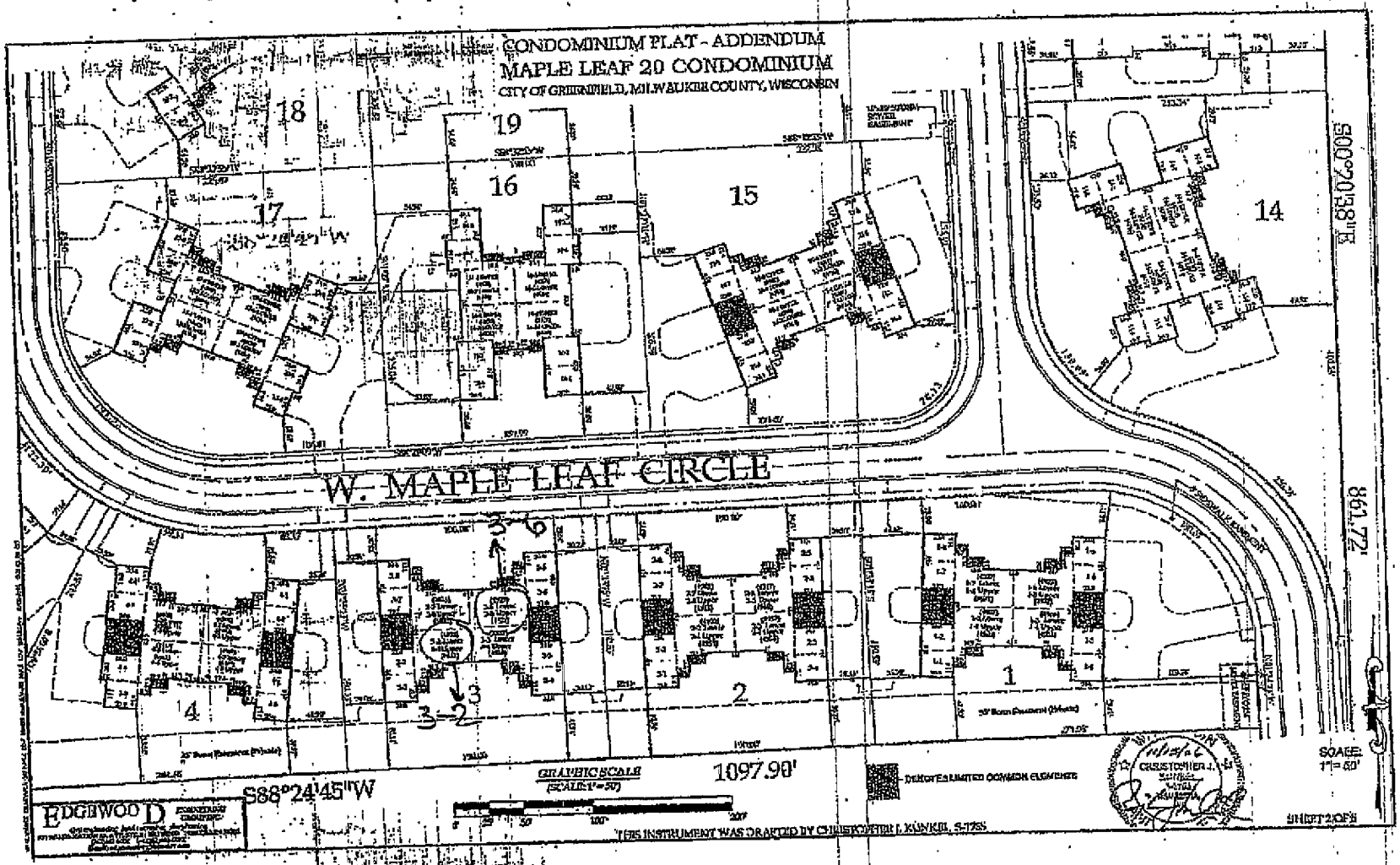
SHEET 4 OF 5


CONDOMINIUM PLAT - ADDENDUM
MAPLE LEAF 20 CONDOMINIUM
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN
W. MAPLE LEAF CIRCLE
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1097.90'
S00°20'58"E
861.72'
GRAPHIC SCALE
(SCALE: 1"=50')
DENOTES LIMITED COMMON ELEMENTS
SCALE: 1"=50'
SHEET 2 OF 8
EDGEWOOD
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MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION H

STATUTORY RESERVE ACCOUNT STATEMENT

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION

DISCLOSURE MATERIALS

SECTION I

ARTICLES OF MERGER

Sec. 179.77,
180.1105,
181.1105, and
183.1204 Wis. Stats.

2006 DEC 19 AM 9:17

State of Wisconsin
DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Corporate & Consumer Services

ARTICLES OF MERGER

1. Non-Surviving Parties to the Merger:

Dec 4-1-06

Company Name: Maple Leaf 1 Condominium Association, Inc. 06 M052865		
Indicate (**X**) Entity Type	☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See **Exception** below ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate?

☐ **Yes** ☒ **No**

If yes, the surviving entity is required to file a report with the Wisconsin Department of Revenue under sec. 73.14 of the Wisconsin Statutes. (See instructions.)

Company Name: See attached for other non-surviving parties to the merger		
Indicate (**X**) Entity Type	☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See **Exception** below ☐ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of (state or country)

Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate?

☐ **Yes** ☐ **No**

If yes, the surviving entity is required to file a report with the Wisconsin Department of Revenue under sec. 73.14 of the Wisconsin Statutes. (See instructions.)

Schedule more non-surviving parties as an additional page and indicate whether the non-surviving party has a fee simple ownership interest in any Wisconsin real estate.

DEC 19 2006 10:44 AM
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351126 DCORP190 $190.00

2. Surviving Entity:

Company Name: Maple Leaf 20 Condominium Association, Inc. 06 M052139		
Indicate (**X**) Entity Type	☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) See **Exception** below ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

EXCEPTION: If the merger involves only Chapter 180 business corporations, use form 2001.

FILING FEE - $150.00

1. **Additional Non-Surviving Parties to the Merger**:

Company Name: Maple Leaf 2 Condominium Association, Inc. 06 M051163 Dec 7-9-06
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 4 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.) 06 M053369 Dec 10-1-06
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 5 Condominium Association, Inc. 06 M053370 Dec 10-1-05
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 6 Condominium Association, Inc. 06 M053371 Dec 10-1-06
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 7 Condominium Association, Inc. 06 M053372 Dec 10-1-06
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 8 Condominium Association, Inc. 06 M055468 Dec 10-1-06 jm
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 M055683
Dec 10-1-06
jm

Company Name: Maple Leaf 9 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 M056051
jm

Company Name: Maple Leaf 10 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 M056053
jm

Company Name: Maple Leaf 11 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 M057394
Dec 10-1-04
jm

Company Name: Maple Leaf 12 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 M061844
Dec 4-1-06
jm

Company Name: Maple Leaf 13 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 M061845
Dec 4-1-06
jm

Company Name: Maple Leaf 14 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 15 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 MO57746 Dec 10-1-06

Company Name: Maple Leaf 16 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 MO57862 Dec 10-1-06 gm

Company Name: Maple Leaf 17 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 MO57861 Dec 10-1-06 gm

Company Name: Maple Leaf 18 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 MO59267 Dec 7-1-06 gm

Company Name: Maple Leaf 19 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

06 MO59269 Dec 7-1-06 gm

3. Indicate below if the surviving entity is an indirect wholly owned subsidiary or parent:

☐ The surviving entity is a Domestic or Foreign Business Corporation or Limited Liability Company that is an indirect wholly owned subsidiary or parent and the merger was approved in accordance with sec. 180.11045 and the requirements of sec. 180.11045(2) have been satisfied.

☒ The surviving entity is not a Domestic or Foreign Business Corporation or Limited Liability Company that is an indirect wholly owned subsidiary or parent.

4. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104, 181.1103, 181.1104 and 183.1202, if applicable.

CONTINGENCY STATEMENT – The surviving entity of this merger is a domestic or foreign **nonstock** corporation. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104 and 183.1202, if applicable, and by a person other than the members or the board, if the approval of such person is required under s. 181.1103(2)(c).

☐ The approval of members is not required, and the Plan of Merger was approved by a sufficient vote of the board.

☒ The number of votes cast by each class of members to approve the Plan of Merger were sufficient for approval by that class.

Membership Class	Number of Memberships Outstanding	Number of Votes Entitled to be Cast	For	Against
Unit Owner	160	160	147	1

(Append or attach the **PLAN OF MERGER**, (Optional Plan of Merger template on Pages 3 & 4)

5. (OPTIONAL) Effective Date and Time of Merger

These articles of merger, when filed, shall be effective on _____ (date) at _____ (time).

(An effective date declared under this article may not be earlier than the date the document is delivered to the department for filing, nor more than 90 days after its delivery. If no effective date and time is declared, the effective date and time will be determined by ss. 179.11(2), 180.0123, 181.0123 or 183.0111, whichever section governs the surviving domestic entity.)

6. Executed on 7 Nov 2009 (date) by the surviving entity on behalf of all parties to the merger.

Mark (**X**) below the title of the person executing the document.

For a **limited partnership**
Title: ☐ General Partner

For a **limited liability company**
Title: ☐ Member OR ☐ Manager

Robert Folstein
(Signature)

Robert Folstein
(Printed Name)

For a corporation

Title: ☒ President OR ☐ Secretary
or other officer title _____

This document was drafted by: Attorney Jessica L. Boeldt
(Name the individual who drafted the document)

RECEIVED - DEPT OF
FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

Sec. 179.77,
180.1101(2),
181.1101(2), and
183.1203(2) Wis.
Stats.

2009 DEC 19 AM 9:17

(TEMPLATE)

State of Wisconsin
DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Corporate & Consumer Services

PLAN OF MERGER

1. Non-Surviving Parties to the Merger:

Company Name:
Maple Leaf 1 Condominium Association, Inc.

Indicate (**X**) Entity Type	☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

Company Name:
See attached for other non-surviving parties to the merger

Indicate (**X**) Entity Type	☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☐ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of _____ (state or country)

Schedule more non-surviving parties as an additional page.

2. Surviving Entity:

Company Name:
Maple Leaf 20 Condominium Association, Inc.

Indicate (**X**) Entity Type	☐ Limited Partnership (Ch. 179, Wis. Stats.) ☐ Business Corporation (Ch. 180, Wis. Stats.) ☒ Nonstock Corporation (Ch. 181, Wis. Stats.) ☐ Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of Wisconsin (state or country)

1. **Additional Non-Surviving Parties to the Merger**:

Company Name: Maple Leaf 2 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 4 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 5 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 6 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 7 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 8 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 9 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 10 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 11 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 12 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 13 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 14 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 15 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 16 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 17 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 18 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

Company Name: Maple Leaf 19 Condominium Association, Inc.
Entity Type: Nonstock Corporation (Ch. 181, Wis. Stats.)
Organized under the laws of Wisconsin.
Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate? No.

PLAN OF MERGER (T E M P L A T E, Cont'd)

3. The manner and basis of converting the interests in each business entity that is a party to the merger into shares, interests, obligations or other securities of the surviving business entity or any other business entity or into cash or other property in whole or in part.

Each unit owner shall have a 0.00625 (.6%) undivided interest in the common elements of the condominium (being the quotient of one divided by 1/60.)

4. The terms and conditions of the merger.

See attached Terms and Conditions.

5. Other provisions the parties to the merger may elect to include relating to the merger.

6. The articles of incorporation or other similar governing document of the surviving domestic entity is amended as follows:

Exhibit A to the Articles of Incorporation of Maple Leaf 20 Condominium Association, Inc. is amended as shown in attached new Exhibit A.

TERMS AND CONDITIONS

1. The newly-merged condominium must by law carry the name of one of the former condominiums. Therefore, the merged condominium shall be known as Maple Leaf 20 Condominium. The Association shall be known as Maple Leaf 20 Condominium Association, Inc.

2. Maple Leaf 20 Condominium is, for all purposes, the legal successor of all of the pre-existing condominiums. The operations and activities of all the associations of the pre-existing condominiums shall be merged into Maple Leaf 20 Condominium Association, Inc. which shall hold all powers, rights, obligations, assets and liabilities of the pre-existing associations.

3. The covenants, conditions, restrictions and benefits of the declarations and bylaws of the pre-existing condominiums shall, insofar as practicable, remain in force subject to the changes stated here.

4. Each unit owner shall have a .00625 (.6 percent) undivided interest in the common elements of the condominium (being the quotient of one divided by 160.)

5. Each unit owner shall have one vote for all purposes of association governance.

6. This agreement shall not affect the Declaration of Restrictions and Easements and Establishment of Homeowners Association for Maple Leaf Subdivision recorded August 6, 1999 at the Milwaukee County Register of Deeds Office, Reel No. 4621, Image 518 to 541, Document No. 7785613; provided, however, that the Board of Directors of the Condominium Association shall replace and assume the duties of the "Maple Leaf Homeowners Association, Inc." for the purpose of carrying out the rights, obligations and duties of the homeowners' association; and further provided that the common area expenses of the homeowners' association shall be regarded as common expenses of the condominium.

7. Commencing with the annual meeting 2006, there shall be five directors. If there are then four directors, a fifth director shall be elected together with election for any other expiring terms.

8. The Board of Directors shall appoint the Architectural Control Committee.

9. A restated Declaration of Condominium is adopted as set forth on Exhibit A hereto, whereupon said Declaration will be recorded and this Agreement shall be an exhibit thereto.

10. The Plats of Condominium for each pre-existing condominium shall be amended to combine all of them, without change to the existing site plan and delineation of common elements.

11. A new set of Bylaws shall be prepared in substantial conformity with pre-existing Bylaws but subject to this Agreement and the same shall be distributed upon the recording of the Declaration. Said Bylaws shall be in substantial conformity with Exhibit B, attached hereto.

Articles of Incorporation
Maple Leaf 20 Condominium Association, Inc.

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 thru 20, inclusive, in MAPLE LEAF, being a redivision of Parcel 1 of Certified Survey map No. 6454, being a part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 23, T 6 N, R 21 E, City of Greenfield, Milwaukee County, Wisconsin, recorded on December 22, 1997 at Document No. 7465027 on Reel 4207, Image 1938-1402.

This condominium is a merger of the following 20 condominiums:

Maple Leaf 1, A Condominium, Declaration recorded on 7/12/00 as Document No. 7934616; Plat recorded on 7/12/00 as Document No. 7934617.

Maple Leaf 2, A Condominium, Declaration recorded on 8/6/99 as Document No. 7785614; Plat recorded on 8/6/99 as Document No. 7785615.

Maple Leaf 3, A Condominium, Declaration recorded on 9/11/00 as Document No. 7958990; Plat recorded on 9/11/00 as Document No. 7958991.

Maple Leaf 4, A Condominium, Declaration recorded on 5/3/01 as Document No. 8059445; Plat recorded on 5/3/01 as Document No. 8059446.

Maple Leaf 5 Condominium, Declaration recorded on 5/3/01 as Document No. 8059449; Plat recorded on 5/3/01 as Document No. 8059450.

Maple Leaf 6 Condominium, Declaration recorded on 3/1/01 as Document No. 8029502; Plat recorded on 3/1/01 as Document No. 8029503.

Maple Leaf 7 Condominium, Declaration recorded on 11/6/00 as Document No. 7985862; Plat recorded on 11/6/00 as Document No. 7985863.

Maple Leaf 8 Condominium, Declaration recorded on 11/30/01 as Document No. 8178047; Plat recorded on 11/30/01 as Document No. 8178048.

Maple Leaf 9 Condominium, Declaration recorded on 1/2/02 as Document No. 8193423; Plat recorded on 1/2/02 as Document No. 8193424.

Maple Leaf 10 Condominium, Declaration recorded on 2/26/02 as Document No. 8232022; Plat recorded on 2/26/02 as Document No. 8232023.

Maple Leaf 11 Condominium, Declaration recorded on 2/26/02 as Document No. 8232931; Plat recorded on 2/26/02 as Document No. 8232032.

Maple Leaf 12 Condominium, Declaration recorded on 10/4/02 as Document No. 8358977; Plat recorded on 10/4/02 as Document No. 8358978.

Maple Leaf 13 Condominium, Declaration recorded on 5/11/04 as Document No. 8780601; Plat recorded on 5/11/04 as Document No. 8780602.

Maple Leaf 14 Condominium, Declaration recorded on 5/11/04 as Document No. 8780628; Plat recorded on 5/11/04 as Document No. 8780629.

Maple Leaf 15 Condominium, Declaration recorded on 12/30/99 as Document No. 7854016; Plat recorded on 12/30/99 as Document No. 7854017.
Maple Leaf 16 Condominium, Declaration recorded on 12/31/02 as Document No. 8419545; Plat recorded on 12/31/02 as Document No. 8419546.
Maple Leaf 17 Condominium, Declaration recorded on 12/31/02 as Document No. 8419548; Plat recorded on 12/31/02 as Document No. 8419549.
Maple Leaf 18 Condominium, Declaration recorded on 7/2/03 as Document No. 8566323; Plat recorded on 7/2/03 as Document No. 8566324.
Maple Leaf 19 Condominium, Declaration recorded on 7/18/03 as Document No. 8576407; Plat recorded on 7/18/03 as Document No. 8576408.
Maple Leaf 20 Condominium, Declaration recorded on 5/17/00 as Document No. 7911637; Plat recorded on 5/17/00 as Document No. 7911638.

Fee simple ownership interest ☐ Yes ☐ No (for DFI use only)
ARTICLES OF MERGER

Attorney Jessica L. Boeldt
Law Firm of Jonathan B. Levine
8989 North Port Washington Road, Suite 211
Milwaukee, WI 53217-1633

▲ **Enter your return address within the bracket above.**
Phone number during the day: (414) 352 - 0400

INSTRUCTIONS (Ref. Sec.179.77, 180.11045, 180.1105, 181.1105, and 183.1204, Wis. Stats. for document content)

Submit one original and one exact copy along with the required filing fee of $150.00 to the address listed below. Make checks payable to the "Department of Financial Institutions". Filing fee is non-refundable. Sign the document manually or otherwise allowed under sec. 179.14(1g)(c), 180.0103(16), 181.0103(23) or 183.0107(1g)(c).

Mailing Address:	**Physical Address for Express Mail:**	
Department of Financial Institutions Division of Corporate & Consumer Services P O Box 7846 Madison WI 53707-7846	Department of Financial Institutions Division of Corporate & Consumer Services 345 W. Washington Ave – 3rd Fl. Madison WI 53703	Phone: 608-261-7577 FAX: 608-267-6813 TTY: 608-266-8818

NOTICE: This form may be used to accomplish a filing required or permitted by statute to be made with the department. Information requested may be used for secondary purposes. This document can be made available in alternate formats upon request to qualifying individuals with disabilities.

1. Enter the company name, type of entity, and state of organization of each non-surviving party to the merger. Definitions of foreign entity types are set forth in ss. 179.01(4), 180.0103(9), 181.0103(13) and 183.0102(8), Wis. Stats. Select yes or no to indicate whether the non-surviving party has a fee simple ownership interest in any Wisconsin real estate. See sec. 73.14 and 77.25, Wis. Stats., or contact the Wisconsin Department of Revenue at (608)266-1594 for questions regarding fee simple ownership interest and the filing requirements with that department.

2. Enter the company name, type of entity, and state of organization of the surviving entity.

3. Indicate whether or not the surviving entity is a Domestic or Foreign Corporation or Limited Liability Company that is an indirect wholly owned subsidiary or parent. See sec. 180.11045(1)(b), Wis. Stats. for definition.

4. This Article states the manner in which the Plan of Merger was approved. If the surviving entity is a domestic or foreign **nonstock** corporation, complete the CONTINGENCY STATEMENT. Append or attach the Plan of Merger. A Plan of Merger template is available on pages 3 & 4. Its use is optional.

5. (Optional) If the merger is to take effect at a time other than the close of business on the day the articles of merger are delivered to the department for filing, state the effective date or date and time. An effective date may not be earlier than the date the document is delivered to the Department of Financial Institutions, nor a date more than 90 days after its delivery.

6. Enter the date of execution and the name and title of the person signing the document. If, for example, the surviving entity is a domestic limited liability company, the Articles of Merger would be signed by a Member or Manager of the limited liability company; if the surviving entity is a corporation, by an officer of the corporation, etc.

If the document is executed in Wisconsin, sec. 182.01(3) provides that it shall not be filed unless the name of the person (individual) who drafted it is printed, typewritten or stamped thereon in a legible manner. If the document is not executed in Wisconsin, enter that remark.

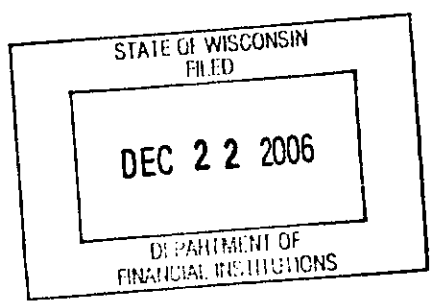
$190.00 dlg fees
$150.00 TOT

ARTICLES OF MERGER
Chapt 181

FSOI FOR ALL NONSURVIVORS – NO

MERGES: MAPLE LEAF 1 CONDOMINIUM ASSOCIATION, INC. (06 M052865); MAPLE LEAF 2 CONDOMINIUM ASSOCIATION, INC. (06 M051163); MAPLE LEAF 4 CONDOMINIUM ASSOCIATION, INC. (06 M053369); MAPLE LEAF 5 CONDOMINIUM ASSOCIATION, INC. (06 M053370); MAPLE LEAF 6 CONDOMINIUM ASSOCIATION, INC. (06 M053371); MAPLE LEAF 7 CONDOMINIUM ASSOCIATION, INC. (06 M053372); MAPLE LEAF 8 CONDOMINIUM ASSOCIATION, INC. (06 M055468); MAPLE LEAF 9 CONDOMINIUM ASSOCIATION, INC. (06 M055683); MAPLE LEAF 10 CONDOMINIUM ASSOCIATION, INC. (06 M056051); MAPLE LEAF 11 CONDOMINIUM ASSOCIATION, INC. (06 M056052); MAPLE LEAF 12 CONDOMINIUM ASSOCIATION, INC. (06 M057394); MAPLE LEAF 13 CONDOMINIUM ASSOCIATION, INC. (06 M061244); MAPLE LEAF 14 CONDOMINIUM ASSOCIATION, INC. (06 M061245); MAPLE LEAF 15 CONDOMINIUM ASSOCIATION, INC. (06 M051740); MAPLE LEAF 16 CONDOMINIUM ASSOCIATION, INC. (06 M057862); MAPLE LEAF 17 CONDOMINIUM ASSOCIATION, INC. (06 M057861); MAPLE LEAF 18 CONDOMINIUM ASSOCIATION, INC. (06 M059267); MAPLE LEAF 19 CONDOMINIUM ASSOCIATION, INC. (06 M059269)

INTO: MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC. (06 M052139)



ok

RECEIVED

FEB 10 2000

WISCONSIN
DFI

ARTICLES OF INCORPORATION

OF

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC.

TABLE OF CONTENTS

Article 1	Name of Corporation
Article 2	Existence Perpetual
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Article 5	Registered Agent
Article 6	Address of Registered Agent
Article 7	Number of Directors
Article 8	Initial Board or Directors
Article 9	Names and Addresses of Initial Board Members
Article 10	Membership.
Article 11	Voting Rights
Article 12	Dissolution
Article 13	Amendment
Article 14	Name and Address of Incorporator
Exhibit A	Legal Description

M052139

RECEIVED - DEPT OF
FINANCIAL INSTITUTIONS
STATE OF WISCONSIN

00 FEB 10 PM 2:29

ARTICLES OF INCORPORATION

OF

MAPLE LEAF 20 CONDOMINIUM ASSOCIATION, INC.

Executed by the undersigned for the purpose of forming a Wisconsin Corporation under Chapter 181 of the Wisconsin Statutes, WITHOUT STOCK AND NOT FOR PROFIT.

ARTICLE 1

The name of the Association is Maple Leaf 20 Condominium Association, Inc.

ARTICLE 2

The period of existence shall be perpetual.

ACCT 00000723 CLASS CODE 310
TRX 0001175702 Amount $35.00
ACCT 00000723 CLASS CODE 340
TRX 0001175704 Amount $25.00

ARTICLE 3

The purposes shall be as follows:

(a) To provide for maintenance, preservation and architectural control of the Common Elements within the real estate described in Exhibit A attached hereto and incorporated herein; and to promote the health, safety and welfare of the residents within said property;

(b) To fix, levy, collect and enforce payment by any lawful means of all charges or assessments pursuant to the terms of the Declaration of Condominium Ownership; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To exercise all of the powers and privileges and to perform all of the duties and obligations of this Association as set forth in said Declaration of Condominium Ownership which is

to be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin;

(e) To borrow money, and with the assent of seventy-five percent (75%) of voting members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) To dedicate, sell or transfer all or any part of the Common Elements to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by seventy-five percent (75%) of voting members, agreeing to such dedication, sale or transfer;

(g) To participate in mergers and consolidations with other unincorporated associations or nonprofit corporations organized for the same purposes provided that any such merger or consolidation shall have the assent of seventy-five percent (75%) of voting members;

(h) To have and to exercise any and all powers, rights and privileges a Wisconsin Corporation organized under Chapter 181, Wisconsin Statutes, may now or hereafter have or exercise.

ARTICLE 4

Location of the principal office is 1661 North Water Street, Suite 509, Milwaukee, Milwaukee County, WI 53202.

ARTICLE 5

Name of the initial registered agent is Robert Joseph.

ARTICLE 6

Address of the initial registered agent is 1661 North Water Street, Suite 509, Milwaukee, WI 53202.

ARTICLE 7

The number of Directors may be fixed by the by-laws, but shall not be less than three (3).

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 Secretary applicable to all votes until rescinded.

The Developer shall be entitled to one (1) vote for each Unit owned; provided, however, that notwithstanding the foregoing provisions for voting, the Developer shall have sufficient votes to constitute a majority of votes until all its Units are sold; provided, further, that Developer's control shall cease ten (10) years after the first Unit is conveyed to a purchaser other than the Developer, or thirty (30) days after the conveyance of seventy-five percent (75%) of the Units, whichever time is earlier.

ARTICLE 12
DISSOLUTION

The Association may be dissolved with the assent of seventy-five percent (75%) of the votes as provided in "Voting Rights" above. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE 13

These articles may be amended in the manner authorized by law at the time of amendment.

ARTICLE 14

The name and address of the incorporator is Bradley I. Dallet, 111 East Wisconsin Avenue, Suite 2100, Milwaukee, Wisconsin 53202

Executed in duplicate the 10th day of February, 2000.

Bradley I. Dallet

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this 10th day of February, 2000, above named Bradley I. Dallet, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission expires 10-12-2003.

This document was drafted by Bradley I. Dallet.

Please return to:

Bradley I. Dallet
Whyte Hirschboeck Dudek S.C.
111 E. Wisconsin Avenue
Suite 2100
Milwaukee, WI 53202
(414) 273-2100

EXHIBIT "A"

LEGAL DESCRIPTION

Lot Twenty (20) in MAPLE LEAF, being a redivision of Parcel One (1) of CERTIFIED SURVEY MAP NO. 6454, being a part of the Southeast One-quarter (1/4) and Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Twenty-three (23), in Township Six (6) North, Range Twenty-one (21) East, in the City of Greenfield, County of Milwaukee, State of Wisconsin, and recorded in the Office of the Register of Deeds Office for Milwaukee County on December 22, 1997 in Reel 4207 at Image 1398 to 1402 inclusive, as Document No. 7465027.

Part of Tax Key No. 574-8983-001

$35.00 + $25.00 Exp

ARTICLES OF INCORPORATION

CHAPTER 181
NONSTOCK

STATE OF WISCONSIN
FILED
FEB 11 2000
DEPARTMENT OF
FINANCIAL INSTITUTIONS