0000936

DOC # 2043039
Recorded
AUG. 09, 2005 AT 05:10PM

James A. Ladwig

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS

AFFIDAVIT OF CORRECTION

Type or print CLEARLY using BLACK ink.

AFFIANT (name and company if applicable), Tracey Feichtner,

hereby swears or affirms that a certain document which was titled as follows: By-laws Rock Ridge (type of document), recorded on the 25th day of July, 2005 (year) as document number 2040168 and in volume (if applicable) — and page (if applicable) — and was recorded in Racine County, State of Wisconsin, contained the following error (If more space is needed, please attach addendum):

Parcel #'s are incorrect

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows (if more space is needed, please attach addendum):

Return Document to:
Register of Deeds

Parcel Identification Number (PIN)

AFFIANT is the (check one):

- ☐ Drafter of the document being corrected
- ☐ Owner of the property described in the document being corrected
- ☒ Other (Explain: Deputy Register of Deeds)

The original document (in part or whole) ☐ is ☐ is not attached to this Affidavit **(If original document is not attached, please attach legal description and include names of grantor(s) and grantee(s).**

Dated: 8/9/2005

Signed: Tracey Feichtner

*Tracey Feichtner

STATE OF WISCONSIN, County of Racine

Signed and sworn to before me on 8/9/2005 by the above-named person(s)

James A. Ladwig

Signature of Notary or other person authorized to administer an oath as per Sec. 706.06, 706.07

Print or type name: JAMES A. LADWIG

Title: REGISTER OF DEEDS

Date Commission expires: 03-26-06

This instrument ☐ is ☐ is not (check one) a conveyance of real property as per s. 77.21(1) Wisconsin Statutes. (A Wisconsin Real Estate Transfer Return is required for instruments that do convey real property.)

This document drafted by:
Tracey Feichtner
(name and company if applicable)

*Names of person(s) signing in any capacity must be typed or printed below their signature. WRDA Version III – R8-23-7/04ljh
H:\Personal\Forms\APPLICATION Forms\AFF of Correction.doc

0-00937

ROCK RIDGE

FROM:
014-03-19-12-001-000
014-03-19-12-001-020
014-03-19-13-012-000
PT OF 014-03-19-13-012-010

TO:

LOT 1	014-03-19-12-001-001
LOT 2	014-03-19-12-001-002
LOT 3	014-03-19-12-001-003
LOT 4	014-03-19-13-001-004
LOT 5	014-03-19-13-001-005
LOT 6	014-03-19-13-001-006
LOT 7	014-03-19-13-001-007
LOT 8	014-03-19-13-001-008
LOT 9	014-03-19-13-001-009
LOT 10	014-03-19-13-001-010
LOT 11	014-03-19-12-001-011
LOT 12	014-03-19-12-001-012
LOT 13	014-03-19-12-001-013
OUTLOT 1	014-03-19-12-001-014
OUTLOT 2	014-03-19-13-001-015
OUTLOT 3	014-03-19-13-001-016

By-LAWS 0000938

00007 | ROCK RIDGE HOMEOWNERS ASSOCIATION INC.

Document Number | Document Title

DOC # 2040168
Recorded
JULY 25,2005 AT 07:05PM

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: 27.00

Recording Area

Name and Return Address
FIDELITY TITLE INC.

27

Parcel Identification Number (PIN)

FROM 014-03-19-12-001-000
014-03-19-12-001-020
014-03-19-13-012-000
PT OF 014-03-19-13-012-010
TO

LOT#	PARCEL#
1	014-03-19-12-001-001
2	014-03-19-12-001-002
3	014-03-19-12-001-003
4	014-03-19-12-001-004
5	014-03-19-12-001-005
6	014-03-19-12-001-006
7	014-03-19-12-001-007
8	014-03-19-12-001-008
9	014-03-19-12-001-009
10	014-03-19-12-001-010
11	014-03-19-12-001-011
12	014-03-19-12-001-012
13	014-03-19-12-001-013
OL 1	014-03-19-12-001-014
OL 2	014-03-19-13-001-015
OL 3	014-03-19-13-001-016

This page is part of a legal document. . . DO NOT REMOVE.

This information must be completed by submitter: *document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and $2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96*

7/21/2005

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BY-LAWS

ROCK RIDGE HOME OWNERS' ASSOCIATION INC.
A WISCONSIN NOT-FOR-PROFIT CORPORATION

ARTICLE I. NAME AND LOCATION AND PURPOSE

The name of the corporation is ROCK RIDGE HOME OWNERS' ASSOCIATION INC., hereinafter referred to as the "Association." Meetings of members and directors may be held at such places as designated by the Board of Directors. The Association does not contemplate pecuniary gain or profits to the members thereof, and the purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Rock ridge Subdivision, located in the Town of Rochester, Racine County, Wisconsin and for such other purposes as are legal and reasonably deemed necessary and desirable.

The real estate affected is attached as an Exhibit herein.

ARTICLE II. DEFINITIONS.

Section 1. "Association" shall mean and refer to ROCK RIDGE HOME OWNERS' Association, Inc., its successors and assigns.

Section 2. "Declaration" shall mean and refer to the Restrictive Covenants and Grant of Easement recorded in the Office of the Register of Deeds for Racine County, Wisconsin, on JUNE 17, 2005 as Document # 2033991.

Section 3. "Member" shall mean and refer to those persons entitled to membership as provided in this document.

ARTICLE III. MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:00PM. If the day for the annual meeting

is a legal holiday, the meeting shall be held at the same hour the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of at least 8 members who are entitled to vote.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 7 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to 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.

Section 4. Quorum. The presence at the meeting, of members entitled to cast, or of proxies entitled to cast, a majority of the votes of all members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, or in these By-Laws. 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 from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary.

ARTICLE IV. BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE.

Section 1. Number. The affairs of this Association shall be managed by a Board of 3 directors who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting, the members shall elect one director for a term of one year, one for a term of two years; one for a term of three years; and at each annual meeting thereafter, the members shall elect one director for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. 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.

Section 4. Compensation. No director shall receive compensation for

any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. 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.

ARTICLE V. NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made from the floor at the annual meeting.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election, the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI. MEETINGS OF DIRECTORS.

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of directors shall be held when called by the President of the Association or by any three directors, after not less than 3 days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors president at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII. POWERS AND DUTIES OF THE BOARD OF DIRECTORS.

Section 1. Powers. The Board of Directors shall have power to: (a) adopt and publish rules and regulations governing the use of the Common Area and facilities and the right of way and to govern the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) Suspend the voting rights and right to use of any of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspend after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;
(c) 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 By-Laws, or the Articles of Incorporation or the Declaration.
(d) Declare the office of a member of the Board of Directors, to be vacant in the event such member shall be absent from 3 consecutive regular meetings of the Board of Directors; and
(e) Employ a manger, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:
(a) 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 requested in writing by 4/7 of the members who are entitled to vote;
(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed.
(c) to:
(1) fix the amount of the annual assessment;
(2) send written notice of each assessment to all property owners subject thereto in advance of each annual assessment; and
(3) foreclose the lien against any property for which assessments are not timely paid or to bring an action at law against those personally responsible to pay the same.
(d) issue, or cause to be issued, upon demand by any person entitled thereto, a certificate setting forth whether of not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates;
(e) procure and maintain adequate liability and hazard insurance on the common property.
(f)cause bonding, if appropriate, of all officers and employees, or those specific
(g) cause the common areas, facilities, right of way, to be maintained as approved by the Town of Rochester, keeping the common areas to be maintained and remain in their natural state and in conformance with the Declaration.

ARTICLE VIII. OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. the officers of this Association shall be a president and vice president, who shall at all times be

members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time, by resolution, create.
Section 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.
Section 3. Term. the officers of this Association shall be elected annually by the Board and each shall hold office for 1 year unless he/she shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 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.
Section 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 to 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.
Section 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 he replaces.
Section 7. Multiple Offices. The offices of 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 4 of this Article.
Section 8. Duties The duties of the officers are as follows:

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 and promissory notes.

Vice President: The vice president shall act in the place and stead of the president in the event of his/her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Board.

Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; service 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.

Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all moneys 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 made by a public accountant 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 next regular annual meeting, and deliver a copy of each to the members.

ARTICLE IX. COMMITTEES

The Association shall create such committees as it may deem fit.

ARTICLE X. 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 and shall be provided to the Town of Rochester upon written request. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

ARTICLE XI. MEMBERSHIP/VOTING

By purchasing or taking title to a lot in ROCK RIDGE Subdivision, an individual or entity automatically becomes a member of this Association and subject to its rules and regulations and the Declaration. Each lot shall be entitled to only one(1) vote, no matter how many owners are in title to said lot. If the owners of a specific lot cannot agree on how their vote shall be cast, that vote will not be counted.

ARTICLE XII. ASSESSMENTS/FAILURE TO PAY/FAILURE OF THE ASSOCIATION TO CARRY OUT MANDATES OF THE DECLARATION.

The reasonable and necessary costs of conducting the affairs of the Association, same shall be assessed equally(except as might be specifically stated in the Declaration or the Developer's Agreement with the Town of Rochester) to all lot owners in this subdivision. In the event the same are not timely paid, the Association has the legal right and ability, according to law, to file a lien for the same against the offending lot(s). Further, the Association has the right to commence suit in Racine County Circuit Court against the lot owners personally for the amount of the assessment, interest at the rate of 1 ½ % per month; together will all court costs and reasonable attorney fees. In the event the Association shall fail, in its

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reasonable discretion of the Town of Rochester, to carry out those obligations as defined in the Declaration, the Town of Rochester, in its reasonable discretion, is free to exercise whatever rights it possesses in the Declaration or the Developer's Agreement against the then owners of the real estate as if this Association never existed, or to pursue its rights against the Association.

ARTICLE XIII. ASSESSMENTS.

Each member is obligated to pay to the Association annual and special assessments. No member may waive or otherwise escape liability for the assessments provided for therein by nonuse of the Common property.

ARTICLE XIV. CORPORATE SEAL

The Association shall have the right to purchase a corporate seal.

ARTICLE XV. AMENDMENTS.

These By-Laws may be amended, at a regular or special meeting of the members, called for that purpose, by at least 8 of all its members entitled to vote. Proxy voting is allowed.

ARTICLE XVI. CONFLICT

In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XVII. MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all the directors of the ROCK RIDGE HOME OWNERS' ASSOCIATION, INC., have hereunto set our hands this 21 day of July, 2005.

STEVEN KEMPKEN

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STEVEN KNURR

JIM FILICETTI

PERSONALLY CAME BEFORE ME, this 21 day of July, 2005, the above named Steven Kempken, Steven Knurr and Jim Filicetti to me known to be the persons who executed this document.

NOTARY PUBLIC

My commission is permanent

This document prepared by:
Attorney Mike Dubis
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Waterford, Wi 53185
262-534-6950