0000732

STONEFIELD VILLAGE CONDOMINIUM

Statutory Reserve Account Statement

THE UNDERSIGNED, as Declarant of STONEFIELD VILLAGE CONDOMINIUM, under Condominium Declaration recorded on November 3, 2004, in the Public Records of Racine County, Wisconsin as Document #20000305-06, and pursuant to provisions of the Wisconsin Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes, has elected not to establish a Statutory Reserve Account for the condominium under the revised Wisconsin Condominium Ownership Act effective November 1, 2004. Rather than utilizing the Statutory Reserve Account described in Section 703.163 Wis. Stats., it is intended that reserves for repair and replacement of the common elements of the condominium, including all periodic expenses such as painting, paving, roofing, replacement of capital equipment and fixtures and renovations, will be provided for through reserve accounts established in the annual Association budget as required in the condominium documents, including Section 6.4 of the Association By-Laws. The amounts to be assessed to unit owners as a part of the budget for reserve funds will be determined after considering the factors under Section 703.163 (7) Wis. Stats., although a separate Statutory Reserve Account has not been established, as provided in Section 17.4 of the Declaration.

IN WITNESS WHEREOF, Stonefield Village LLC, a Wisconsin Limited Liability Company, Declarant, has caused this document to be executed as of the date first set forth above.

STONEFIELD VILLAGE LLC,
a Wisconsin Limited Liability Company

By: _____
Michael H. Dilworth, Managing Member

AUTHENTICATION

Signature of Michael H. Dilworth, as Managing Member of STONEFIELD VILLAGE LLC, a Wisconsin Limited Liability Company authenticated as of the 10 day of November, 2004.

_____
David L. Petersen
Title: Member, State Bar of Wisconsin

This instrument was drafted by:

David L. Petersen
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4497

QBNAP\444290.2

EXHIBIT A

Legal Description of Condominium Property

Phase One Parcel

Part of Parcel 2 of Certified Survey Map No. 2573, a recorded map in the Village of Mt. Pleasant, Racine County, Wisconsin, recorded at the Register of Deeds on December 10, 2003 as Document No. 1947637, In the Northwest 1/4 of Section 14, Township 3 North, Range 22 East, described as follows: Begin at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence N89°29'14"E 27.99 feet along said North line to the South line of Oakes Road and the point of curvature of a curve of Southwesterly convexity whose radius is 1640.00 feet and whose chord bears S45°34'38"E 733.33 feet; thence Southeasterly 739.58 feet along the arc of said curve and said South line; thence S58°29'47"E 275.06 feet along said South line to the point of curvature of a curve of Northeasterly convexity whose radius is 545.00 feet and whose chord bears S41°39'50"E 315.64 feet; thence Southeasterly 320.23 feet along the arc of said curve and said South line; thence S64°21'56"W 70.03 feet; thence S75°00'11"W 124.59 feet; thence N15°01'10"W 99.66 feet; thence N58°24'02"W 452.22 feet; thence S41°21'07"W 111.38 feet; thence S89°43'58"W 119.12 feet; thence N00°02'03"W 131.15 feet; thence N66°34'51"W 211.24 feet; thence N01°44'47"W 491.19 feet to the North line of said Section 14 and the point of beginning.

EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 118.24 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence N23°23'34"E 3.93 feet; thence N37°34'43"E 51.09 feet; thence N43°30'06"E 149.04 feet; thence N24°58'49"E 77.39 feet to the Southerly right-of-way of Oakes Road and the point of terminus.

ALSO EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 211.24 feet; thence S00°02'03"E 131.15 feet; thence N89°43'58"E 119.12 feet; thence N41°21'07"E 111.38 feet; thence S58°24'02"E 442.80 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence S80°22'19"E 6.54 feet; thence S64°54'46"E 53.58 feet; thence N85°55'15"E 65.30 feet; thence N67°41'30"E 77.32 feet to the Southerly right-of-way of Oakes Road and the point of terminus.

DOC # 2120791
Recorded
FEB. 16, 2007 AT 10:35AM

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $16.00

Document Number	Document Title
	Stonefield Village Condominium **CORRECTION INSTRUMENT**

THE UNDERSIGNED Walter R. Madsen, of Nielsen Madsen & Barber S.C., hereby affirms that a certain Condominium Plat for Stonefield Village Condominium (Phases One and Two), recorded in the Public Records of Racine County, Wisconsin on January 13, 2006, as Document No. 2068143, contains an error on Sheet 7 of 7 thereof as follows:

> The Building Addresses of Building 3 and Building 10 are erroneously shown as being on Lannon Terrace instead of their actual location of Boulder Trail.

This Correction Instrument is recorded to correct the said error, and the Condominium Sheet 7 of 7 attached hereto is hereby recorded in place of, and to replace and supersede, the erroneous Plat Page described above, and corrects the errors as follows:

Building 3: 858 Boulder Trail
Building 10: 837 Boulder Trail

Recording Area

Drafted by and Return to:

David L. Petersen
Quarles & Brady LLP
411 East Wisconsin Ave., Suite 2040
Milwaukee, Wisconsin 53202-4497

Part of 151-03-22-14-052-220
Parcel Identification Number (PIN) 13-

THIS CORRECTION INSTRUMENT IS RECORDED TO CORRECT THE SAID CONDOMINIUM PLAT PURSUANT WISCONSIN STATUTES 703.02(6m) AND 703.095. THIS INSTRUMENT IS NOT A CONVEYANCE OF REAL PROPERTY PER WISCONSIN STATUTES 77.21(1).

THE UNDERSIGNED as Surveyor and Draftsman of the said Condominium Plat, executes this Correction Instrument this 15th day of February, 2007.

Signed: _____
Walter R. Madsen, P.E., R.L.S.

State of Wisconsin } ss.
County of Racine }

Subscribed and sworn before me this 15th day of February, 2007.

Notary Public
KIM WILLIAMS
State of Wisconsin

_____
Notary Public, State of Wisconsin
My Commission expires: February 22, 2009

QBNAP\531862.1

STONEFIELD VILLAGE CONDOMINIUM
CONDOMINIUM PLAT (PHASES ONE AND TWO)
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

UNIT NUMBERS: Unit numbers for the condominium units in Stonefield Village Condominium are a combination of the building number and unit location number as shown in the floor plans:

Building 1:	Units 101 to 106	Building 11:	Units 1101 to 1106
Building 2:	Units 201 to 206	Building 12:	Units 1201 to 1206
Building 3:	Units 301 to 306	Building 13:	Units 1301 to 1306
Building 4:	Units 401 to 406	Building 14:	Units 1401 to 1406
Building 9:	Units 901 to 906	Building 15:	Units 1501 to 1506
Building 10:	Units 1001 to 1006	Building 16:	Units 1601 to 1606

BUILDING ADDRESSES: Each condominium building in Stonefield Village Condominium is assigned an individual street address, as follows:

Building 1:	758 Boulder Trail	Building 11:	827 Lannon Terrace
Building 2:	838 Boulder Trail	Building 12:	835 Lannon Terrace
Building 3:	858 Boulder Trail	Building 13:	7408 Granite Way
Building 4:	938 Boulder Trail	Building 14:	7407 Granite Way
Building 9:	857 Boulder Trail	Building 15:	855 Lannon Terrace
Building 10:	837 Boulder Trail	Building 16:	927 Lannon Terrace

UNIT POSTAL ADDRESSES: The post office address for each unit will be a combination of its building address and unit number. For example, Unit 1203 in the condominium would have the following street address:

Mr. and Mrs. John Doe
Stonefield Village Condominium
835 Lannon Terrace, Unit 1203
Racine, WI 53406

REVISIONS	BY	DATE
BUILDING ADDRESS	SCB	9-15-2005
PAGE NUMBERS	MDE	12-27-2005
ADDRESS ERROR	MDE	1-17-2007

PAPER SPACE DRAWINGS ☒YES ☐NO

DRAWING NAME: 2001109VILL.DWG

DRAWN BY	DATE
SCB	9-15-05
FIELD WORK	DATE

SCALES: 1" = N.T.S.

NM & B NIELSEN MADSEN & BARBER S.C.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1339 WASHINGTON AVE. RACINE, WI. 53403
TELEPHONE (262)634-5588 FAX (262)634-5024
E-MAIL NMB@NMBSC.NET

STONEFIELD VILLAGE CONDOMINIUM
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

SHEET NO. 7 OF 7

JOB 2001.109

STONEFIELD VILLAGE CONDOMINIUM
CONDOMINIUM DECLARATION
PHASE ONE

DOC # 2000305
Recorded
NOV. 03, 2004 AT 04:55PM

MARK LADD
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $75.00

Document Number	Document Title
	Condominium Declaration of Stonefield Village Condominium

Condominium Declaration

of

Stonefield Village Condominium

Recording Area

Name and Return Address

David L. Petersen
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202-4977

75-

151-03-22-14-052-220

Parcel Identification Number (PIN)

BUILDING 1

UNIT	101	151-03-22-14-053-001
	102	151-03-22-14-053-002
	103	151-03-22-14-053-003
	104	151-03-22-14-053-004
	105	151-03-22-14-053-005
	106	151-03-22-14-053-006

BUILDING 10

UNIT	1001	151-03-22-14-053-007
	1002	151-03-22-14-053-008
	1003	151-03-22-14-053-009
	1004	151-03-22-14-053-010
	1005	151-03-22-14-053-011
	1006	151-03-22-14-053-012

BUILDIN 11

UNIT	1101	151-03-22-14-053-013
	1102	151-03-22-14-053-014
	1103	151-03-22-14-053-015
	1104	151-03-22-14-053-016
	1105	151-03-22-14-053-017
	1106	151-03-22-14-053-018

BUILDING 12

UNIT	1201	151-03-22-14-053-019
	1202	151-03-22-14-053-020
	1203	151-03-22-14-053-021
	1204	151-03-22-14-053-022
	1205	151-03-22-14-053-023
	1206	151-03-22-14-053-024

BUILDING 15

UNIT	1501	151-03-22-14-053-025
	1502	151-03-22-14-053-026
	1503	151-03-22-14-053-027
	1504	151-03-22-14-053-028
	1505	151-03-22-14-053-029
	1506	151-03-22-14-053-030

BUILDING 16

UNIT	1601	151-03-22-14-053-031
	1602	151-03-22-14-053-032
	1603	151-03-22-14-053-033
	1604	151-03-22-14-053-034
	1605	151-03-22-14-053-035
	1606	151-03-22-14-053-036

STONEFIELD VILLAGE CONDOMINIUM

CONDOMINIUM DECLARATION

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This instrument prepared by and
after recording return to:

David L. Petersen
Quarles & Brady LLP
411 East Wisconsin Avenue
Suite 2040
Milwaukee, Wisconsin 53202

CONDOMINIUM DECLARATION

OF

STONEFIELD VILLAGE CONDOMINIUM

THIS DECLARATION is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") this 1st day of November 2004, by Stonefield Village LLC, a Wisconsin Limited Liability Company (hereinafter referred to as "**Declarant**").

1. STATEMENT OF DECLARATION.

The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership in the manner provided by the Act and this Declaration.

Declarant hereby declares that it is the sole owner of the real property described in Section 4 hereof, together with all buildings and improvements thereon or to be constructed thereon (hereinafter referred to as the "**Property**"). The Property is hereby submitted to the condominium form of ownership as provided in the Act and this Declaration. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

2. NAME AND ADDRESS.

The real estate described in Section 4 and all buildings and improvements thereon and thereto shall be known as **STONEFIELD VILLAGE CONDOMINIUM**. The address of the Condominium is 858 Boulder Trail, Mt. Pleasant, WI 53406.

3. EXPANDABLE CONDOMINIUM.

Declarant intends to develop STONEFIELD VILLAGE CONDOMINIUM in phases, so that in addition to the real estate and improvements described in Section 4 and submitted to the condominium form of ownership hereunder, Declarant may declare and add to STONEFIELD VILLAGE CONDOMINIUM certain additional real estate and improvements, in the manner provided in Section 22 herein. STONEFIELD VILLAGE CONDOMINIUM may ultimately consist of a

residential condominium of up to one hundred and thirty two (132) condominium units if all proposed expansions are accomplished. In the event such expansions are accomplished, the percentage of undivided ownership interest of each unit owner in the common elements, voting rights, and each owner's share of common expenses, will be changed to include additional unit owners and the additional property and improvements made a part of the condominium.

4. LEGAL DESCRIPTION.

The Phase One Parcel of real estate located in Racine County, Wisconsin described in Exhibit A and in the "**Condominium Plat**" attached hereto, is hereby subjected to the provisions of this Declaration.

5. DEFINITION AND DESCRIPTION OF UNITS.

5.1 Number. Thirty six (36) residential condominium units are hereby declared in STONEFIELD VILLAGE CONDOMINIUM.

5.2 Definition. The units are located in residential buildings constructed within the Phase One Parcel shown in the Condominium Plat attached. A "**unit**" is that separate area within such a building intended for independent, private use as a residential dwelling, comprised of one or more cubicles of air at one or more levels of space, having outer boundaries formed by the interior surfaces of the perimeter walls, floors, and ceilings, including the windows, window frames, doors and door frames of the units, as said boundaries are shown in the Condominium Plat attached hereto, together with all fixtures and improvements therein contained. Each unit shall have a combination screen /storm front door, and each unit includes a two-car attached parking garage as a part of the unit, as shown in the Condominium Plat.

5.3 Identification. The units are designated by their respective building number and unit number. The unit designations, as well as floor plans for the units, are as set forth in the Condominium Plat attached hereto. The approximate dimensions and floor area of each unit, number of rooms, immediate common elements to which the units have access, post office address, and further details identifying and describing the units are as set forth in the Condominium Plat.

6. DESCRIPTION AND LOCATION OF BUILDINGS.

There shall be six (6) main buildings on the real estate described in Section 4 above, each of which shall contain six (6) single-family condominium units. The buildings are to be located on the real estate as indicated in the Condominium Plat. The buildings constructed or to be constructed upon the Property will be two (2) stories in height, will include an attached parking garage as a part of each unit, and will be constructed principally as wood frame buildings with brick veneers, "Hardi-Plank" siding, and textured asphalt roofing shingles. Floor plans of the buildings and the various units which may be constructed within the condominium are attached hereto as a part of the Condominium Plat.

Declarant reserves the right to change the layout, location, dimensions and construction details of the buildings, units and common elements shown on the Condominium

Plat which are not yet fully constructed, provided that such changes shall not substantially alter the nature and quality of the buildings and units. The Declarant further reserves the right to combine two or more units into one unit by modifying or eliminating the walls between units; however, any units which have been combined shall continue to be treated as separate units for purposes of allocating ownership percentages, assessments, and votes of unit owners.

7. COMMON ELEMENTS AND FACILITIES.

7.1 Description. The "**common elements**" and facilities shall consist of all of STONEFIELD VILLAGE CONDOMINIUM, improvements and appurtenances, except the individual units and fixtures therein, as defined hereunder. The common elements shall include, without limitation, the land on which the buildings are located; private roads and driveways, outdoor parking areas; common sidewalks and walkways; building structures and exteriors; building roofs, foundations, exterior walls, pipes, ducts, electrical wiring and conduits; utility services; public utility lines; exterior and street lighting; project and building signage; refuse collection stations; master communications/television cable or antenna and lines; and the landscaping, water drainage, wetlands and environmental areas comprising or which may comprise the condominium property, to the extent such are contained within the Property.

> The "common elements" are all of the condominium Property except the units themselves. The buildings are common elements, except for the "units;" the units have boundaries formed by interior surfaces of floors, boundary walls, and ceilings, as stated herein and shown in the Condominium Plat.

7.2 Easements. Each unit owner shall have an easement to the space between the interior and exterior walls or common walls of his unit for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls, and the like, where space between the walls may be necessary for such uses, provided that the unit owner shall do nothing to impair the structural integrity of the building, and provided further that the common elements and facilities be restored to their former condition by the unit owner at his sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the unit owners and the Association of unit Owners (hereinafter described) for the installation, maintenance and repair of common utility services in and on any part of the common elements or units.

7.3 Public Recreational Trail / Easements. Pursuant to a "Non-Motorized Public Recreational Trail Agreement" with the Village of Mt. Pleasant recorded in the Public Records of Racine County, Wisconsin on _____, 2004, as Document No. _____, Declarant shall convey to the Condominium Association (described in Section 10 herein), ownership of certain properties which are to be open to the general public as a Recreational Trail. Such properties run through but are not part of the property comprising the Common Elements of STONEFIELD VILLAGE CONDOMINIUM, and are shown in the Condominium Plat attached, and also include certain properties in Stonefield Heights Condominium.

Easements are hereby declared and granted for the benefit of all owners of units within the condominium from time to time, for purposes of access, ingress and egress, and the non-exclusive right to use and enjoy such Recreational Trail. It is the intention of the Declarant that after construction and completion of such Recreational Trail, ownership of such trail will be transferred and dedicated to the Village of Mt. Pleasant, for continuing ownership and maintenance of such trail by the Village, and for use by the general public. However, in the event that the Village is unable to accept such ownership for any reason, and provided further that the Owner of such trail is assured of continuing state-recognized immunity under Sec. 895.52 Wis. Stats. with regard to such trail, and under appropriate agreement with the Village of Mt. Pleasant, the trail may be owned by the Condominium Association for STONEFIELD VILLAGE CONDOMINIUM. Under such circumstance, together with the benefits of such easements and use rights, the easements hereby granted burden and obligate the Association and its unit owners to provide for the costs of maintenance, repair and replacement of such Recreational Trail. Such costs are to be shared with the unit owners in Stonefield Heights Condominium, on a pro-rata basis, based upon the total number of condominium units in the respective condominiums from time to time. The share of such expenses to be paid by STONEFIELD VILLAGE CONDOMINIUM shall be based upon the number of units in STONEFIELD VILLAGE CONDOMINIUM in relationship to the total number of all units in both STONEFIELD VILLAGE CONDOMINIUM and Stonefield Heights Condominium from time to time, not including units in undeclared expansion phases of STONEFIELD VILLAGE CONDOMINIUM. (For example, if the total units in Stonefield Heights Condominium is 20, and if the total declared units in STONEFIELD VILLAGE CONDOMINIUM is 110, the percentage share of such walking path expenses to be paid by STONEFIELD VILLAGE CONDOMINIUM would be 85%.) Such maintenance, repair, and replacement expenses shall be a part of the common expenses of the Association as described in Section 17 herein, and shall be included in the Association budget prepared pursuant to the By-Laws.

The Recreational Trail subject to this easement is to be all that part of such trail as described and located within, but not part of, the condominium property of STONEFIELD VILLAGE CONDOMINIUM and Stonefield Heights Condominium from time to time, as expansion areas are added to STONEFIELD VILLAGE CONDOMINIUM. The allocated share of expenses of such maintenance, repair, and replacement of Recreational Trail shall be based upon verification of such costs and expenses by the condominium association of STONEFIELD VILLAGE CONDOMINIUM, and the allocated share of such expense, pursuant to the formula provided above, shall be included in the annual budget of both associations as common expenses of the respective condominium association.

8. LIMITED COMMON ELEMENTS.

8.1 Description. A portion of the common elements and facilities are designated as "**limited common elements,**" as shown in the Condominium Plat. Such limited common elements shall be reserved for the exclusive use of the owner or occupant of the unit to which they are appurtenant, to the exclusion of all other units in the condominium. Such limited common elements consist of the exterior balconies and patios, and such other limited common elements as may be identified in the Condominium Plat.

> The "limited common elements" are part of the common elements, but are limited and reserved for the exclusive use of owners of one unit only.

8.2 Use. The manner of use of the limited common elements shall be governed by the By-Laws of, and such rules and regulations as may be established by, the Association of unit Owners, and no unit owner shall alter, remove, repair, paint, decorate, landscape or adorn any limited common element, or permit such, in any manner contrary to such By-Laws and rules and regulations. No major or structural changes or alterations shall be made by any unit owner to any of the limited common elements without the prior written approval of the Association, which approval may be given upon such terms and conditions as the Association deems appropriate, including requirements for maintenance of the alterations by the unit owner.

9. OWNERSHIP OF UNIT AND PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND FACILITIES AND LIMITED COMMON ELEMENTS.

Each unit owner shall own a fee simple interest in his or her condominium unit. Each unit owner shall also own an undivided interest in the common elements and facilities and limited common elements in STONEFIELD VILLAGE CONDOMINIUM as a tenant in common with all other unit owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the common elements and facilities for all purposes incident to the use and occupancy of his or her unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his or her unit.

> "Fee simple interest" means the owners of the unit own it exclusively, and can sell it, mortgage it, pass it on to their heirs, etc. "Undivided ownership interest" means that instead of owning the property in fee simple, each owner owns a share of all of such property, but cannot point to any separate portion of such property as his own. The property is all owned in common shares.

The percentage of such undivided ownership interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including ownership, voting, and proportionate payment of common expenses, shall be equal, so that each of the thirty-six (36) units in Phase One of the Condominium shall have an appurtenant percentage undivided ownership interest in the common elements of two point seventy-eight per cent (2.78%).

The percentage of such ownership of the common elements and facilities and limited common elements shall be subject to change and adjustment in the event of expansion and addition of properties and improvements to the Condominium, as provided in Section 22 herein, and new percentages shall be shown in any Expansion Amendment to this Condominium Declaration. The formula for determination of the percentage ownership interests in the common elements for all unit owners upon expansion of the condominium shall be to divide the number one (1) by the total number of units then comprising STONEFIELD VILLAGE CONDOMINIUM. Some percentages so determined may be rounded in order to achieve a total of one hundred percent (100%) and all determinations of Declarant as to such percentages shall be final.

10. ASSOCIATION OF UNIT OWNERS.

10.1 Membership, Duties and Obligations. All unit owners shall be entitled and required to be a member of an association of unit owners to be known as **STONEFIELD VILLAGE CONDOMINIUM ASSOCIATION, INC.**, A Wisconsin non-profit corporation (herein "**Association**") which shall be responsible for carrying out the purposes of this Declaration, including the exclusive management and control of the common elements and facilities and limited common elements. Such Association shall be incorporated as a non-profit corporation under the laws of the State of Wisconsin. Each unit owner and the occupants of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the By-Laws and rules and regulations of the Association.

10.2 Voting Rights. Each unit shall be entitled to one (1) vote at meetings of the Association. Only one membership and one vote shall exist for each unit. If title to a unit is held by more than one person, the membership and vote related to that unit shall be shared by such owners in the same proportionate interests and by the same type of tenancy in which title to the unit is held. Voting rights may not be split, and shared membership interests must be voted pursuant to the designation contained in the Membership List maintained pursuant to the By-Laws. The Declarant shall be entitled to cast the votes pertaining to any unit or units declared as a part of the condominium but not constructed or sold until such time as the respective units are constructed and sold by Declarant or its successors or assigns.

The respective rights, qualifications and obligations of the members shall be as set forth in the By-Laws of the Association.

10.3 Declarant Control. Notwithstanding any other provisions herein contained, Declarant, its successors and assigns, shall have the right at its option to appoint and remove the members of the Board of Directors and officers of the Association and to amend the By-Laws or rules and regulations of the Association, until the earlier of: (a) ten (10) years from the date of first sale of a unit by Declarant; (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the common element interest to purchasers by Declarant; or (c) until such earlier time as may be determined by Declarant, subject in each case to provisions of the Act. The percentage in (b) above shall be calculated with the assumption that all units to be completed are included in the Condominium, including those possible in the Expansion Area. Each owner of a condominium unit in STONEFIELD VILLAGE CONDOMINIUM shall be deemed by acceptance of any deed to any unit to agree, approve, and consent to the right of Declarant to so control the Association.

10.4 Association Personnel. The Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable, and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the condominium. The Association may contract for common services or utilities as may be required for each unit.

10.5 Association Records. The Association shall have current copies of this Declaration, the Articles of Incorporation and the By-Laws of the Association, the Condominium Plat, any rules or regulations affecting STONEFIELD VILLAGE CONDOMINIUM, and the Association's books, records and financial statements, available for inspection during normal business hours by unit owners or by holders, insurers or guarantors of first mortgages secured by

condominium units in STONEFIELD VILLAGE CONDOMINIUM. Upon written request, the Association shall provide a written financial statement for the preceding fiscal year to any such holder, insurer or guarantor. Within ten (10) days after a request by a Unit owner selling a Unit, the Association shall furnish a current set of documents necessary to comply with disclosure requirements of the Wisconsin Condominium Act. The Association may in such instance charge the selling owner the actual costs of providing such documentation.

11. RESIDENTIAL PURPOSE.

The condominium buildings and the units therein contained are intended for and restricted exclusively to residential uses as governed by the terms and conditions contained herein and the By-Laws of the Association, and applicable zoning codes and ordinances.

> "Exclusively residential uses" is intended to permit such incidental usages of the units, such as a small computer business operated from the home, which does not involve frequent visits to the home by customers, any significant traffic or parking problems, or similar intrusions that would rise to the level of a nuisance affecting other owners in the condominium.

Notwithstanding the foregoing, the Declarant reserves the right, at its option and in its sole discretion, to use and occupy various units, selected by the Declarant, as "model" units and sales office, until such time as all expansions provided for in Section 22 herein have been completed by Declarant, or all units have been sold, or leased, or until such earlier time as may be determined by Declarant.

12. REPAIRS AND MAINTENANCE.

12.1 Individual Units. Each unit owner shall be responsible for keeping the interior of his/her unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for interior decorating, painting, varnishing, and floor coverings which may at any time be necessary to maintain the good appearance and condition of the unit, all as is more fully set forth in the By-Laws of the Association.

Each unit owner must perform properly or cause to be performed all maintenance and repair work within his own unit and limited common elements which if omitted would affect the project in its entirety or in a portion belonging to other owners, and such owner shall be personally liable to the Association or to adjoining unit owners, as the case may be, for any damages caused by his failure to do so. The Association may enter the unit pursuant to Section 12.6 herein to accomplish needed repairs or maintenance for which the unit owner is responsible; the determination of the necessity of such repairs by the Association shall be final and binding.

Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the unit in good repair, each unit owner shall be responsible for the maintenance, repair or replacement of any damaged exterior doors and windows (including replacement of any screening or broken glass), garage doors, balcony/patio doors, screens and screening, door bells and exterior lighting fixtures, and all maintenance, repair and replacement of appliances,

refrigerators, ranges, heating and air conditioning equipment, including appurtenant compressor and condenser, plumbing lines and fixtures, dishwashers, disposals, laundry equipment such as washers and dryers, water heaters, interior electrical wiring and fixtures, door bells, or other equipment which may be in, or connect with, the unit or the limited common elements appurtenant to the unit. Unit owners shall be responsible for utility and communication services that are separately metered and/or delivered to the respective units, such as electricity, natural gas, telephone, premium cable television and other communications services, to the extent not provided in common through the Association, and any other services metered or charged individually to the respective units. For purposes of uniformity of external appearance and quality, the Association may specify the type, color and quality of materials to be used in replacing, repairing, painting or maintaining damaged external fixtures such as entry doors, garage doors, exterior screens and screening, external lighting fixtures and other items which may be determined from time to time by the Board of Directors of the Association.

12.2 **Common Elements and Facilities.** The Association shall be responsible for the management and control of the common elements and facilities and structural portions of the limited common elements, and shall cause the same to be kept in good, clean, attractive and sanitary condition, working order, and repair. Without in any way limiting the foregoing, this shall include all structural repairs, routine painting, repair, and maintenance of building exteriors, including foundations, walls, and balconies/patios, roof, exterior entry doors and garage doors, and repair and maintenance of utility lines, private roads, walkways, outdoor parking areas, and driveways, exterior and street lighting, project and building signage, refuse collection stations, lawns and landscaping, to the extent such are contained within the Property, as well as maintenance and inspection of certain equipment within units, including fire and security alarms and sprinkler systems, if any, as is all more fully set forth in the By-Laws. As required by Racine County, the Association shall establish and perform a maintenance program that will insure continued maintenance procedures and attractiveness of the Property, as provided in the By-Laws. All expenses of maintenance of the common elements and facilities shall be a common expense of the Association. In the event any repair or maintenance of the common elements is necessitated by reason of the negligence or misuse of a unit owner or the guest or agent of a unit owner, such expense shall be charged and individually assessed against the responsible unit owner and his/her unit.

NOTE: Pursuant to requirements of Racine County, the Association, at its sole expense (to be a part of the common expenses shared by unit owners), shall have perpetual responsibility for upkeep, care, cleaning, maintenance, repair and replacement of private drives, roadways, outdoor lighting, project and building signage, landscaping and open spaces, snow removal, and refuse storage and collection stations, all to the extent the foregoing are contained within the Property; similarly, the use and maintenance of the foregoing shall be subject to requirements of Racine County.

12.3 Limited Common Elements. Each unit owner, at his sole expense, shall keep the limited common elements appurtenant to his unit, as defined in Section 8 hereof and as described in the Condominium Plat, in a good, clean, sanitary and attractive condition.

12.4 Alterations. The Association shall have control over all additions, improvements and alterations to common elements and limited common elements. Individual unit owners may make alterations or additions to common or limited common elements only upon written application to and written approval by the Association prior to commencement of any work, which approval may specify maintenance responsibilities. Individual unit owners shall be responsible at their sole expense for maintenance, repair and upkeep of all such individual additions, improvements, alterations and changes made to the common or limited common elements, including any screening or shutters installed on balconies or decks, and as may be specified by the Association.

12.5 Prohibition Against Structural Changes by Owner. A unit owner shall not, without first obtaining the written consent of the Association, make or permit to be made any structural alterations, changes or improvements to his/her unit, or in or to the exterior of any building or any common or limited common elements and facilities, or make or install any improvements or equipment which may affect other units or the owners of other units. A unit owner shall not perform, or allow to be performed, any act or work which will impair the structural soundness or integrity of the buildings or units, or the safety of the Property, or impair any easement or property right, without the prior written consent of the Association.

12.6 Entry for Repairs. The Association may enter any unit at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair or for any other matters for which the Association is responsible, or to accomplish maintenance for which the unit owner is responsible hereunder. Such entry shall be made with prior notice to the owners, except in the case of an emergency when injury or property damage may result from delayed entry, and with as little inconvenience to the owners as practicable, and any damage caused thereby shall be repaired by the Association and treated as a common expense except as allocable to an individual unit or units in the discretion of the Board of Directors. Repairs or maintenance for which the unit owner is responsible shall be individually assessed against such unit owner.

12.7 Decorating/Flooring. Each unit owner shall have the exclusive right to carpet, paint, repaint, tile, panel, paper or otherwise refurbish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of his/her unit and all walls, ceilings, floors and doors within such boundaries, and to erect partition walls of a non-structural nature within the unit. All floor areas within second floor units shall be covered with carpeting over sound-absorbing padding, or ceramic tile, hardwood, or other hard surface flooring which shall be placed over a padding or a resilient sound absorbing underlayment of material acceptable to the Association, which shall be of sufficient quality and quantity to buffer "normal usage" noises heard beneath such unit.

13. RELOCATION OF BOUNDARIES / SUBDIVISION

13.1 Relocation of Boundaries. Unit owners in STONEFIELD VILLAGE CONDOMINIUM may not relocate unit boundaries between adjoining units, except upon written application by all involved unit owners to and prior written approval of the Association and upon strict compliance with the provisions hereof and the Condominium Act. The requesting unit owners shall pay all expenses incurred in connection with the relocation of boundaries.

13.2 No Subdivision. No unit in STONEFIELD VILLAGE CONDOMINIUM may be subdivided or separated, except that units which have relocated boundaries in accordance with the foregoing provisions may thereafter be separated, provided that no resulting unit shall be smaller in square footage or percentage of undivided interest in the common elements than the units as originally declared by this Declaration. The procedures for separation of units which have relocated boundaries shall be as stated in the Condominium Act.

14. PARTITION OF COMMON ELEMENTS AND TIME SHARING PROHIBITED.

14.1 Partition. There shall be no partition of the common elements and facilities and limited common elements through judicial proceedings or otherwise, except as otherwise provided in this Declaration, until this Declaration is terminated and the Property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership. Provided, however, that if any unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition of said single unit as between such co-owners. No unit may be subdivided or separated, except as provided in Section 13 herein.

14.2 Time-Sharing. There shall be no time-sharing of any units or common elements or any interest therein in STONEFIELD VILLAGE CONDOMINIUM.

15. DESTRUCTION AND RECONSTRUCTION.

In the event of a partial or total damage or destruction of a building or buildings or any other part of the common elements, such shall be repaired and rebuilt as soon as practicable and substantially to the same design, plan and specifications as originally built, so as to be compatible with the remainder of the condominium. The proceeds of any insurance provided by the Association and collected for such damage or destruction shall be available to the Association for the purpose of repair or reconstruction, as provided in Section 16 hereof. However, if the repair or reconstruction of the damage or destruction would exceed available insurance proceeds, within 90 days of the date of the damage or destruction, the Association may determine not to rebuild or repair by written consent of at least 75% of the votes in the Association (such written consent is not effective unless approved by the mortgagee of the unit, if any). In such event, the Property shall be subject to an action for partition and shall be partitioned pursuant to §703.18 of the Wisconsin Statutes, providing for distribution of net proceeds of sale of the Property and net proceeds of insurance in proportion to the undivided

percentage ownership interests in the common elements and in accordance with the priority of interests in each unit.

> In the event of a partition as set forth above, the condominium would terminate and unit ownership would cease, and all owners of the prior units would own all of the condominium property, including the prior units, in their ownership percentages as set forth in Section 9 above. Each such ownership interest would be subject to the mortgages and liens of the individual owner. Any insurance proceeds and proceeds of sale or other disposition of the condominium property similarly would be divided among the unit owners in accordance with such percentages, subject to individual mortgages and liens.

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 buildings and units shall be substantially the same as prior to damage or destruction. If it is determined to repair and rebuild, all costs of repair or reconstruction in excess of available insurance proceeds shall be a common expense, and the Association shall have the right to levy assessments as a common expense against all unit owners to the extent that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

16. INSURANCE.

16.1 Units. Individual unit owners shall provide insurance for the interior of their respective units and all fixtures and improvements contained therein. Premiums for such insurance shall be an individual expense of the respective unit owners.

16.2 Common Elements. The Association shall provide and maintain fire and broad form extended coverage insurance on the buildings, improvements, and any other common elements and limited common elements and any portion thereof which are a part of the Property, in an amount not less than the full replacement value thereof from time to time. Such insurance shall be obtained in the name of the Association as trustee for each of the unit owners and their respective mortgagees in the percentages established in this Declaration, as their interests may appear. Premiums shall be a common expense.

In the event of partial or total destruction of a building or buildings and the repair or reconstruction of such building or buildings in accordance with Section 15 hereof, the proceeds of such insurance shall be paid to the Association as trustee to be applied to the cost thereof. If it is determined not to reconstruct or repair, then the insurance proceeds together with the net proceeds of sale, shall be distributed to the unit owners and their mortgagees, if any, as their respective interests may appear, in the manner provided by the Act.

16.3 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 of insurance which he/she directs the Board of Directors to include in such policies for his/her 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/her own expense, to provide any additional insurance coverage on his/her improvements or on his/her unit which will not duplicate any insurance provided by the Association of unit owners.

16.4 **Liability Insurance.** The Board of Directors shall also provide public liability insurance covering the common elements and facilities and the limited common elements with respect to all claims commonly insured against in such amounts as may be determined at the discretion of the Board of Directors from time to time. The Board of Directors shall also provide workman's compensation insurance, directors' and officers' liability insurance and fidelity bonds on such officers and employees in such amounts and with such coverage as is determined by the Board of Directors to be necessary or advisable from time to time.

16.5 **Terms of Insurance.** To the extent possible, the insurance shall provide that the insurer waives its rights of subrogation as to any claim against unit owners, the Association, and their respective agents, invitees and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, or the Association, or their agents, invitees or guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

17. LIABILITY FOR COMMON EXPENSES.

17.1 **ASSESSMENTS FOR COMMON EXPENSES.** The costs of administration of the Association, insurance, repair, maintenance and other expenses of the buildings, improvements, the common elements and facilities and limited common elements, including private roads, common services provided to the unit owners such as professional management services, utility services to common elements, common cable, snow removal, and repair and maintenance of landscaping, walkways, driveways, roads and parking areas, shall be paid for by the Association. The Association shall make assessments against the unit owners and the units for such common expenses in accordance with the percentage of the undivided interest in the common and limited common elements and facilities relating to each unit, in the manner provided in the By-Laws of the Association. No unit owner may exempt himself or his/her unit ownership from liability for his/her contribution toward the common expenses by waiver of the use or enjoyment of any of the common or limited common elements and facilities or services or by abandonment of his/her unit. No conveyance shall relieve the unit owner-grantor or his/her unit of such liability, and he/she shall be jointly, severally and personally liable along with his/her grantee in any such conveyance for the common expenses incurred up to the date of sale, until all expenses charged to his/her unit have been paid.

17.2 **ASSESSMENT INSTALLMENTS.** All assessments, when due, shall immediately become a personal debt of the unit owner and also a lien, until paid, against the unit to which charged, as provided in the Act. Assessments shall be made against the unit

owners and the units at the beginning of each fiscal year of the Association to meet estimated common expenses of the Association for the ensuing year; however, if prorated and paid in installments, the assessments shall not be considered due until the respective installment payment dates. In the event of delinquency in payment, the Association may assess penalties and interest, and may accelerate annual assessments remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association.

17.3 **UNPAID ASSESSMENTS.** If a unit owner defaults in any payment, the Association shall take appropriate measures as provided by law. The defaulting unit owner shall be responsible for all costs incurred by the Association in seeking to enforce payment including the Association's actual attorney fees. Unit owners shall be both personally liable for assessments and a lien shall be imposed against such owner's unit for same; provided, however, such lien shall be subordinate to the lien of a first mortgage recorded prior to the due date of the delinquent assessment, as provided in the Act. Liens for unpaid assessments shall also extend to and secure interest, fines and reasonable costs of collection including attorneys' fees incurred by the Association incident to the collection of assessments or enforcement of liens. The Association may purchase a Unit upon the foreclosure of its lien. A lien for assessments will not be affected by the sale or transfer of a Unit, provided that the foreclosure of a first mortgage lien extinguishes the lien for any assessments payable prior to such foreclosure sale.

17.4 **NO STATUTORY RESERVE ACCOUNT.** A statutory reserve account is not established under Section 703.163 of the Act. The foregoing shall constitute a Statutory Reserve Account Statement under Section 703.163(11) of the Act. A reserve fund shall be designated as provided in the By-Laws of the Association.

18. CONVEYANCE TO INCLUDE INTERESTS IN COMMON ELEMENTS AND FACILITIES AND LIMITED COMMON ELEMENTS.

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

19. EASEMENTS, RESERVATIONS AND ENCROACHMENTS.

19.1 **Utilities.** Easements are hereby declared and granted for the benefit of the unit owners and the Association and reserved for the benefit of the Declarant for roadway, walkway, and utility purposes, including the right to use, install, lay, maintain, repair and replace roads, walks, water lines and pipes, sewer lines, gas mains, telephone wires and equipment, master communication/television/security/alarm systems or cable wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along

and on any part of the Property, common elements and facilities, to service the condominium Property or the property described in Section 22 herein.

19.2 Encroachments. In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of any unit, any part of the common elements and facilities, or limited common elements, encroaches or shall hereafter encroach upon any part of any unit, or any part of any unit encroaches or shall hereafter encroach upon any part of the common elements and facilities, or limited common elements, or any portion of any unit encroaches upon any part of any other unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such unit so long as all or any part of the building containing such unit shall remain standing, and unit and common element boundaries shall be as provided in the Act. Provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any unit or in favor of the owner or owners of the common elements or facilities, or limited common elements, if such encroachment occurred due to the willful and knowing conduct of said owner or owners.

19.3 Rights of Ingress and Egress. Each unit owner shall have an unrestricted right of ingress and egress to and from his or her unit and the public way that shall be perpetual and pass with the unit upon transfers of ownership.

19.4 Binding Effect. All easements and rights described in this Section 19 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 undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, personal representatives, successors and assigns. The Association or the Declarant shall have the authority to execute and record all documents necessary to carry out the intent of this Section 19.

20. RIGHTS OF ACTION; FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER.

20.1 Rights of Action. If any unit owner fails to comply with this Declaration or the By-Laws or decisions made by the Association, the Association or any other unit owner may sue such unit owner for damages caused by the failure or for injunctive relief. In addition, the Association shall have the enforcement authority contained in the By-Laws of the Association.

20.2 No Waiver. The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or 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 hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

21. AMENDMENTS TO DECLARATION.

Except as otherwise provided by the Act with respect to termination of the condominium form of ownership, or relocation of boundaries, and except as provided in Section 22 herein, this Declaration may be amended only with the written consent of unit owners with not less than two-thirds (2/3) of the total votes in the Association. A unit owner's written consent is not effective unless it is approved in writing by the first mortgagee of the unit, if any, as provided in the Act. During the expansion period specified in Section 22.1, and prior to completion of construction and initial sale of all declared condominium units by Declarant, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Racine County, and a copy of the amendment shall also be mailed or personally delivered to each unit owner at his address on file with the Association.

22. EXPANSION OF STONEFIELD VILLAGE CONDOMINIUM.

22.1 Right to Expand. Declarant hereby reserves the right and option unto itself, its successors or assigns, in its sole discretion, within a period of ten (10) years after the date of recording this Declaration in the office of the Register of Deeds for Racine County, Wisconsin, to expand and add to STONEFIELD VILLAGE CONDOMINIUM, and include as property subject to this Declaration, in any sequence whatsoever, all or any part of the real estate and improvements described as Expansion Area in Exhibit B and the Condominium Plat attached hereto.

In the event of such expansion, in any number of additional phases, Declarant or its successors or assigns shall be entitled to construct on the property described above or various portions or parcels of such property, and to add to STONEFIELD VILLAGE CONDOMINIUM, and submit to the condominium form of ownership hereunder, a maximum of ninety-six (96) additional condominium units, or any lesser number, and such facilities or amenities as Declarant, its successors or assigns, may deem appropriate, all of which, if constructed, shall be of generally comparable design, construction, quality and appearance as the original buildings and floor plans constructed and submitted to the condominium form of ownership hereunder. All improvements intended for the Expansion Area shall be constructed in a manner consistent with the initial improvements. It is presently contemplated that such expansion units would be contained in multiple buildings of six (6) units each, but the Declarant shall be able to utilize different configurations of units in its sole discretion. A proposed configuration of such buildings and units is show on page 2 of the Condominium Plat attached. Such units shall be located generally as shown in the Condominium Plat, but final location and configuration of the buildings and units shall be at the sole discretion of the Declarant. STONEFIELD VILLAGE CONDOMINIUM may ultimately consist of a residential condominium of up to one hundred and thirty two (132) units if the maximum number of units in the Expansion Area are added to the condominium. All units, unit owners and occupants, and the common and limited common elements and facilities of the Expansion Area, if and when the Expansion Area or any part thereof is added to STONEFIELD VILLAGE CONDOMINIUM, shall be in all respects subject to the provisions, restrictions, covenants, terms and conditions of the Condominium Act, this

Declaration, and the Articles and By-Laws of the Association, and such amendments, restrictions, rules and regulations as may be promulgated thereunder.

22.2 Adjustment to Percentage Ownership in Common Elements. Upon the effective date of any such expansion, or any one in a series of expansions, the percentage of the aggregate undivided interest in the common elements and facilities and limited common elements relating to each unit and its owners, shall be adjusted and reallocated between all unit owners for purposes of ownership, common surplus, and the proportionate share of common expenses to be paid by each unit, pursuant to the formula as set forth in Section 9 herein. Such percentages shall pertain to the prior condominium Property as well as the property then added to STONEFIELD VILLAGE CONDOMINIUM. Each unit, including units in any expansion, shall be entitled to one (1) vote in the Association per unit.

22.3 Expansion Amendments. Any such expansion, or series of expansions, shall be accomplished by Declarant in each case through the filing and recording in the office of the Register of Deeds for Racine County, Wisconsin, of (i) an Amendment to this Declaration which shall set forth among other things the number of units and legal description of the properties being added to the condominium, and the new percentage interests and voting rights of the unit owners, and (ii) an Addendum to the Condominium Plat which shall include details and information concerning the expansion Property as required in the original Condominium Plat. Such Amendments shall otherwise be in compliance with requirements of the Act, and shall be effective as of the date of recording. Such Amendment or Amendments need not be signed by any person or entity other than the Declarant herein, or its successors or assigns. There shall be no limitation on the order in which portions of the Expansion Area may be added to the condominium, or the determination of the boundaries of such expansion parcels, all of which shall be in the sole discretion of Declarant.

22.4 Existing Mortgages. Upon the effective date of any expansion, the interest of any mortgagee of a unit shall attach to the new percentage interest in the common elements appurtenant to the mortgaged unit.

22.5 Failure to Expand. No portion or portions of the Expansion Area shall be subject to any of the provisions of the condominium instruments unless and until an Amendment to the Declaration is recorded by Declarant adding such portion or portions to the condominium. Nothing contained in this Section 22 shall be deemed to place any obligation on the Declarant, its successors or assigns, with respect to accomplishment of any addition whatsoever of the Expansion Area to the condominium, or expansion of STONEFIELD VILLAGE CONDOMINIUM, nor shall anything contained herein be deemed to grant or create a right in unit owners under this Declaration with respect to any such addition or expansion.

22.6 Easements. Declarant expressly declares, reserves and excepts access and development easements across the roadways and other lands subject to this Declaration from time to time for the benefit of, and as necessary in connection with, the development and use of the Expansion Area land owned by the Declarant, its successors and assigns. Included in this reservation are easements for purposes of roadway and walkway access and rights-of-ways across Phase One and any expansions thereto for the benefit of Expansion Area land owned by

Declarant, and as may be necessary in connection with development, construction, sale and use of Expansion Area land, which easements shall be effective whether or not the said Expansion Area land or any part thereof is ultimately annexed to STONEFIELD VILLAGE CONDOMINIUM. Such easement rights shall include rights of use and access, and connection, extension, installation or enlargement of and to, existing or planned utility services and utility easement areas, and all related rights and uses, including cable, communications, alarm, security, and similar lines and equipment, as located on the Condominium Property or additions thereto from time to time. The Declarant shall have the authority to execute and record all documents necessary to carry out the intent of this paragraph. Each unit owner, by acceptance of any deed to any unit hereunder, shall be deemed to grant to the Declarant, its successors and assigns, an irrevocable Power of Attorney, coupled with an interest, to execute and record all documents and legal instruments necessary to implement the provisions and intent of this paragraph. The easements here reserved shall be continuing covenants running with the land subject hereto, and shall become effective upon the first conveyance of all or any part of the condominium Property described in Section 4 above by Declarant, and shall extend to such properties as may be added to the Condominium from time to time.

23. NOTICES.

All notices and other documents required to be given by this Declaration or the By-Laws of the Association shall be sufficient if given to one (1) 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 shall be given to the Agent specified for receipt of process herein. All owners shall provide the Secretary of the Association with an 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 the giving of notice by mailing it or having it delivered personally to such address as is on file with him.

24. RESIDENT AGENT.

The Resident Agent for the Condominium shall be Michael H. Dilworth, c/o Ener-Con Builders, 7300 South 13th Street, Suite 101, Oak Creek, WI 53154, or such other person or entity as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the Department of Financial Institutions of the State of Wisconsin. A designation of a Resident Agent in replacement of said Agent shall be filed by the Association within thirty (30) days after the date Declarant has sold all units in the Condominium, or at such earlier time as may be requested by said Agent. The Association may designate successors to the Resident Agent by affirmative vote of the unit owners with a majority of the votes present or represented by proxy at a meeting of the Association at which a quorum is in attendance.

25. MORTGAGEE RIGHTS.

25.1 The holder, insurer or guarantor of any first mortgage or land contract upon a unit in STONEFIELD VILLAGE CONDOMINIUM ("Mortgagee"), upon the submission of a

request to the Association in writing delivered to the Resident Agent, shall be entitled to receive notice from the Association of the following matters:

25.1.1 Written notice as to any default or delinquency in the performance by the individual unit owner who is the Mortgagee's mortgagor as to any obligation under condominium documents, which default or delinquency is not cured within thirty (30) days after written notice of said default or delinquency by the Association to the said mortgagor;

25.1.2 Written notice of the call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to the Declaration, the Articles of Incorporation of the Association, or the By-Laws of the Association in any material respect. A change to any of the following is considered material hereunder:

(a) voting rights;

(b) assessments, assessment liens, or the priority of assessment liens;

(c) reserves for maintenance and repairs;

(d) responsibility for maintenance and repairs;

(e) reallocation of interests in the common or limited common elements;

(f) redefinition of any unit boundaries;

(g) expansion or contraction of STONEFIELD VILLAGE CONDOMINIUM, or the addition or withdrawal of Property to or from the same;

(h) insurance or fidelity bond;

(i) leasing of units;

(j) imposition of any restrictions on a unit owner's right to sell or transfer his or her unit;

(k) a decision by the Association to establish self-management;

(l) restoration or repair of STONEFIELD VILLAGE CONDOMINIUM after a hazard damage or partial condemnation in a manner other than that specified in the Declaration;

(m) any action to terminate the legal status of STONEFIELD VILLAGE CONDOMINIUM after substantial destruction or condemnation occurs; or

(n) any provisions contained in the Declaration that expressly benefit mortgage holders, insurers or guarantors.

25.1.3 Written notice of any damage or destruction to the common elements of the condominium, including building structure, fixtures and equipment which are a part of the common elements, which is in an aggregate amount exceeding $100,000, at such time as such damage or destruction is known to the Board of Directors.

25.1.4 Written notice of a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association.

25.1.5 Written notice of any proposed action that requires the consent of a specified percentage of mortgagees.

25.2 Except as provided by the Act in the case of damage to or destruction of all or any part of the Property, the Association shall not, unless the Mortgagees of at least two-thirds (2/3) of the units (including therein any units which are not mortgaged) have given their prior written consent:

25.2.1 Change the undivided percentage interest in the common elements of the condominium appurtenant to any unit, or the manner of making assessments for common expenses based upon such percentage, except as may be permitted under Section 22 herein in the case of expansion of the condominium.

25.2.2 Partition or subdivide any unit or common elements of the condominium, except that with respect to relocation of boundaries as provided in Section 13 herein, approval of the Mortgagees of all affected units need only be obtained.

25.2.3 By act or omission seek to abandon or terminate the condominium or encumber or convey any part of the common elements of the condominium. To be entitled to receive notification as provided for herein, the Mortgagee must send a written request to the Resident Agent of the Association, stating its name, address and the unit number or address on which it has a mortgage, insurance policy or guaranty.

26. 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.

27. CAPTIONS.

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

28. SEVERABILITY.

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

IN WITNESS WHEREOF, the said Stonefield Village LLC, a Wisconsin Limited Liability Company, Declarant, has caused this document to be executed as of the date first set forth above.

STONEFIELD VILLAGE LLC,
a Wisconsin Limited Liability Company

By: _____
Michael H. Dilworth, Managing Member

AUTHENTICATION

Signature of Michael H. Dilworth, as Managing Member of STONEFIELD VILLAGE LLC, a Wisconsin Limited Liability Company authenticated as of the 1st day of November, 2004.

_____
David L. Petersen
Title: Member, State Bar of Wisconsin

This instrument was drafted by:

David L. Petersen
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, Wisconsin

SECURITY HOLDER EXECUTION
OF
DECLARATION OF CONDOMINIUM

The undersigned, being the owner and holder of a Mortgage and Security Agreement recorded in the Public Records of Racine County, Wisconsin on October 8, 2003, as Document No. 1936483, together with loan documents ancillary thereto, which mortgage encumbers the land described in the foregoing Declaration of Condominium for STONEFIELD VILLAGE CONDOMINIUM, or otherwise having an interest in such property, hereby executes the said Declaration pursuant to requirements of the Wisconsin Condominium Act. Such execution shall not be construed in a manner which affects the priority of the lien of the undersigned's security interest or the terms thereof.

Executed this 1st day of NOVEMBER, 2004.

M & I MARSHALL & ILSLEY BANK CORPORATE SEAL MILWAUKEE WISCONSIN

(Corporate Seal)
[LENDER]

By: _____
JEROME A NEARY
VICE PRESIDENT
Print Name and Title

STATE OF WISCONSIN
COUNTY OF Milwaukee

Personally came before me this 1st day of November 2004, the above named Jerome A. Neary, as Vice President of M+I Marshall+Ilsley Bank to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said lender.

(Affix Seal)

DAVID KNAFF
Notary Public
State of Wisconsin

_____
Notary Public, State of Wisconsin
My commission expires: 1/20/08

EXHIBIT A

Legal Description of Condominium Property

Phase One Parcel

Part of Parcel 2 of Certified Survey Map No. 2573, a recorded map in the Village of Mt. Pleasant, Racine County, Wisconsin, recorded at the Register of Deeds on December 10, 2003 as Document No. 1947637, In the Northwest 1/4 of Section 14, Township 3 North, Range 22 East, described as follows: Begin at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence N89°29'14"E 27.99 feet along said North line to the South line of Oakes Road and the point of curvature of a curve of Southwesterly convexity whose radius is 1640.00 feet and whose chord bears S45°34'38"E 733.33 feet; thence Southeasterly 739.58 feet along the arc of said curve and said South line; thence S58°29'47"E 275.06 feet along said South line to the point of curvature of a curve of Northeasterly convexity whose radius is 545.00 feet and whose chord bears S41°39'50"E 315.64 feet; thence Southeasterly 320.23 feet along the arc of said curve and said South line; thence S64°21'56"W 70.03 feet; thence S75°00'11"W 124.59 feet; thence N15°01'10"W 99.66 feet; thence N58°24'02"W 452.22 feet; thence S41°21'07"W 111.38 feet; thence S89°43'58"W 119.12 feet; thence N00°02'03"W 131.15 feet; thence N66°34'51"W 211.24 feet; thence N01°44'47"W 491.19 feet to the North line of said Section 14 and the point of beginning.

EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 118.24 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence N23°23'34"E 3.93 feet; thence N37°34'43"E 51.09 feet; thence N43°30'06"E 149.04 feet; thence N24°58'49"E 77.39 feet to the Southerly right-of-way of Oakes Road and the point of terminus.

ALSO EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 211.24 feet; thence S00°02'03"E 131.15 feet; thence N89°43'58"E 119.12 feet; thence N41°21'07"E 111.38 feet; thence S58°24'02"E 442.80 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence S80°22'19"E 6.54 feet; thence S64°54'46"E 53.58 feet; thence N85°55'15"E 65.30 feet; thence N67°41'30"E 77.32 feet to the Southerly right-of-way of Oakes Road and the point of terminus.

EXHIBIT B

Legal Description of Expansion Area

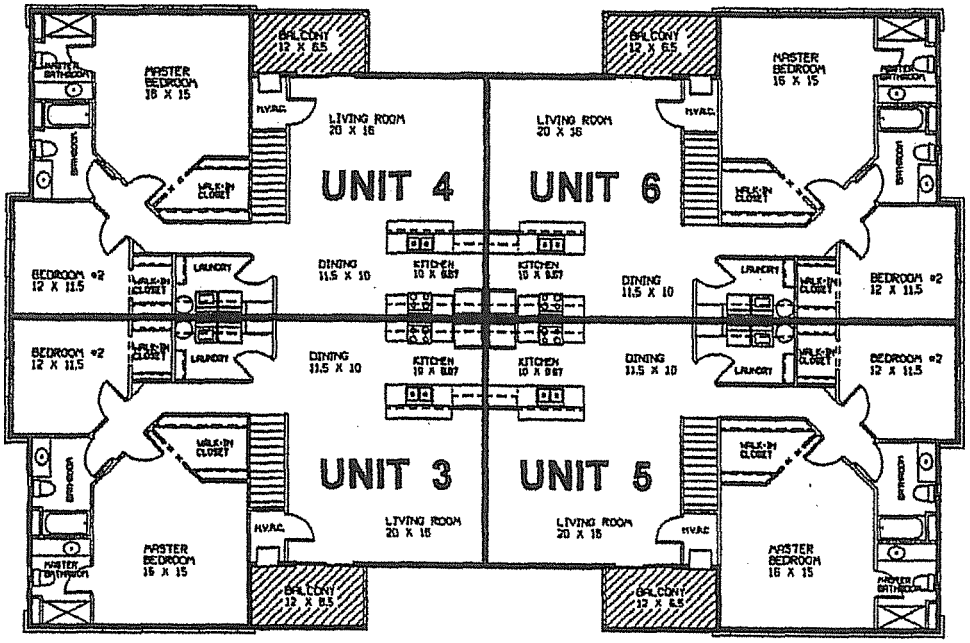
Part of Parcel 2 of Certified Survey Map No. 2573, a recorded map in the Village of Mt. Pleasant, Racine County, Wisconsin, recorded at the Register of Deeds on December 10, 2003 as Document No. 1947637, In the Northwest 1/4 of Section 14, Township 3 North, Range 22 East, described as follows: Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest corner of said Section 14; thence S89°29'14"W 491.19 feet to the point of beginning of this description; run thence S66°34'51"E 211.24 feet; thence S00°02'03"E 131.15 feet; thence N89°43'58"E 119.12 feet; thence N41°21'07"E 111.38 feet; thence S58°24'02"E 452.22 feet; thence S15°01'10"E 99.66 feet; thence N75°00'11"E 124.59 feet; thence N64°21'56"E 70.03 feet to the South line of Oakes Road and a point on a curve of Northeasterly convexity whose radius is 545.00 feet and whose chord bears S19°22'12"E 103.42 feet; thence Southerly 103.57 feet along the arc of said curve and said South line; thence S13°55'33"E 335.92 feet along said South line to the point of curvature of a curve of Easterly convexity whose radius is 2000.00 feet and whose chord bears S13°12'40"E 49.88 feet; thence Southerly 49.88 feet along the arc of said curve and said South line; thence S89°29'15"W 1155.95 feet; thence N01°44'47"W 884.02 feet to the point of beginning.

EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 118.24 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence N23°23'34"E 3.93 feet; thence N37°34'43"E 51.09 feet; thence N43°30'06"E 149.04 feet; thence N24°58'49"E 77.39 feet to the Southerly right-of-way of Oakes Road and the point of terminus.

ALSO EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 211.24 feet; thence S00°02'03"E 131.15 feet; thence N89°43'58"E 119.12 feet; thence N41°21'07"E 111.38 feet; thence S58°24'02"E 442.80 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence S80°22'19"E 6.54 feet; thence S64°54'46"E 53.58 feet; thence N85°55'15"E 65.30 feet; thence N67°41'30"E 77.32 feet to the Southerly right-of-way of Oakes Road and the point of terminus.

STONEFIELD VILLAGE CONDOMINIUM - 6 UNIT BUILDING
CONDOMINIUM PLAT

TOWN OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING # 10 - 837 BOULDER TRAIL
UNITS 1003 TO 1008

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

SECOND FLOOR OVERALL PLAN

1,435 SF, UNIT S. 4, 5 & 6 (NOT INCLUDING GARAGE OR BALCONY)

0 5 10 20 30 40 50

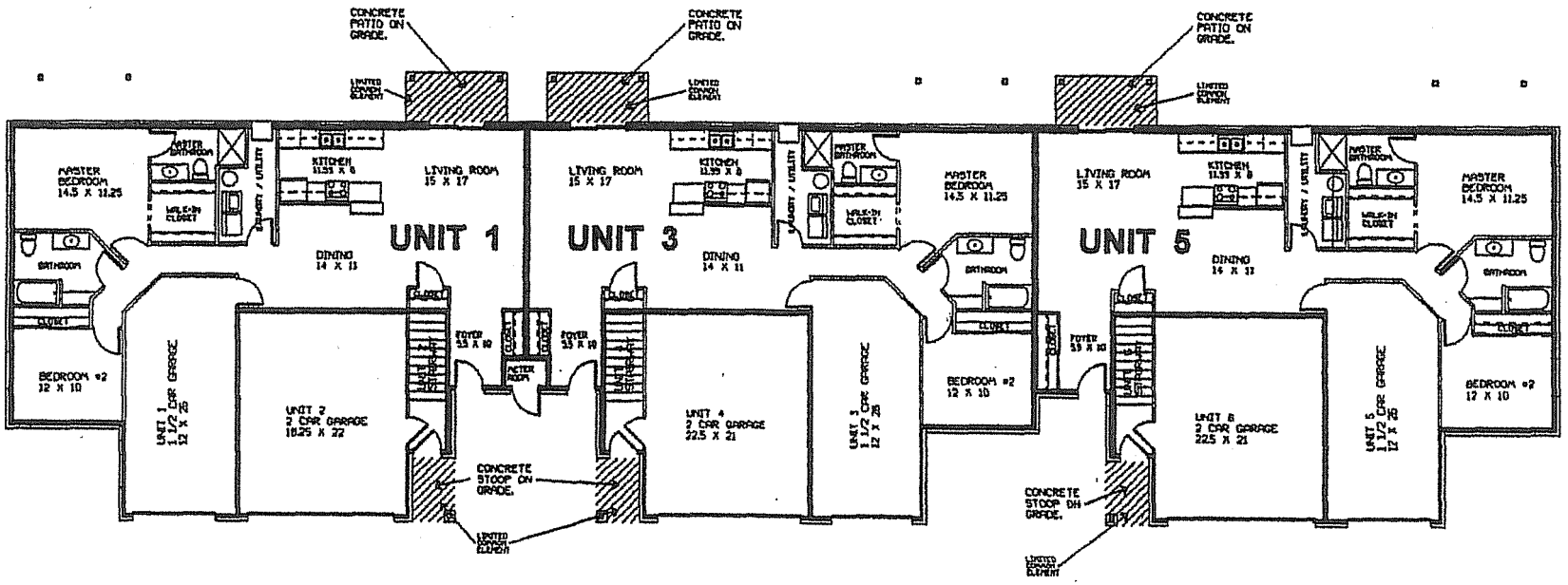
= DENOTES = UNIT BOUNDARIES

= DENOTES = LIMITED COMMON ELEMENTS

SHEET NO.
7 OF 9

STONEFIELD VILLAGE CONDOMINIUM - 6 UNIT BUILDING
CONDOMINIUM PLAT

TOWN OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING # 1 - 858 BOULDER TRAIL
UNITS 101, 103 AND 105

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

FIRST FLOOR OVERALL PLAN

1,945 S.F. UNIT 1, 3 & 5 (NOT INCLUDING GARAGE OR PATIO)

0 5 10 20 30 40 50

- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

SHEET NO. 9

A Drawing and Description for **STONEFIELD VILLAGE, LLC.** of the Centerline of a 5' foot wide walking trail [redacted] and Stonefield Village Condominiums, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at the Northeast corner of Parcel 1 of Certified Survey Map No. 2573, a recorded map, recorded in volume 8 of CSM's, on pages 62-64 as Document # 1947637, in the office of Register of Deeds for Racine County, and described as follows; thence S09°51'35"W 395.22 feet; thence S13°55'33"E 39.90 feet to the point of beginning of the Centerline of a 5' foot wide walking trail easement; run thence N88°59'25"W 118.11 feet; thence N49°26'33"W 158.62 feet; thence N64°50'23"W 144.76 feet; thence N46°50'11"W 93.03 feet; thence N70°53'02"W 57.37 feet; thence S61°22'27"W 57.59 feet; thence S42°57'00"W 138.86 feet to the Northerly right-of-way of Oakes Road; thence S42°38'54"W 80.19 feet crossing Oakes Road to the Southerly right-of-way of said road; thence S24°58'49"W 77.39 feet; thence S43°30'06"W 149.04 feet; thence S37°34'43"W 51.09 feet; thence S23°23'34"W 51.09 feet; thence S15°36'43"W 68.55 feet; thence S01°26'25"W 171.45 feet; thence S15°17'10"W 50.70 feet; thence S05°45'26"E 94.28 feet; thence S35°50'45"E 65.06 feet; thence S79°50'42"E 65.06 feet; thence N74°02'43"E 78.54 feet; thence N61°43'31"E 13.38 feet; thence N26°23'30"W 61.18 feet; thence N58°59'47"E 92.09 feet; thence S36°46'06"E 61.87 feet; thence S76°52'32"E 98.55 feet; thence S24°34'27"E 118.67 feet; thence S06°33'56"E 107.54 feet; thence S49°37'34"E 60.15 feet; thence N74°41'39"E 47.78 feet; thence N86°52'40"E 41.07 feet; thence N51°54'33"E 21.31 feet; thence N30°03'23"E 148.87 feet; thence N14°18'48"E 17.88 feet; thence N05°30'31"W 17.88 feet; thence N14°01'09"W 159.24 feet; thence N13°03'16"E 30.27 feet; thence N65°10'50"E 30.27 feet; thence S80°22'19"E 42.00 feet; thence S64°54'48"E 53.58 feet; thence N85°55'15"E 65.30 feet; thence N87°41'30"E 77.32 feet to the Southerly right-of-way of Oakes Road and the point of terminus. Excepting that portion crossing Oakes Road.

James E. Coleman

July 1, 2004

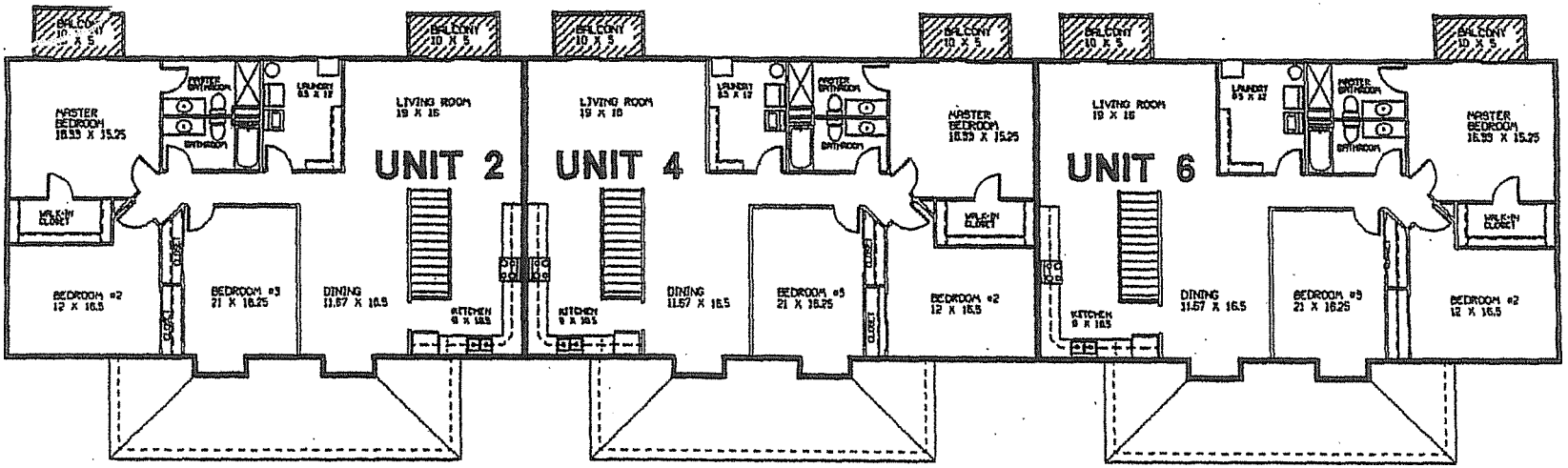
BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
DRAWN 07-01-04 BY SCB
SCALE 1" = 200'
JOB NO. 2001.109
SHEET 2 OF 2 SHEETS

NM & B Nielsen Madsen & Barber, S.C.
1339 Washington Avenue Racine, Wisconsin 53403
Phone (262) 634-5588
Facsimile (262) 634-5024 E-mail nmb@nmbsc.net

Exhibit H

STONEFIELD VILLAGE CONDOMINIUM - 6 UNIT BUILDING
CONDOMINIUM PLAT

TOWN OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING # 1 - 858 BOULDER TRAIL
UNITS 102, 104 AND 106

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

SECOND FLOOR OVERALL PLAN

1,940 S.F. UNIT 2, 4, & 6 (NOT INCLUDING GARAGE OR BALCONY)

0 5 10 20 30 40 50

= DENOTES = UNIT BOUNDARIES

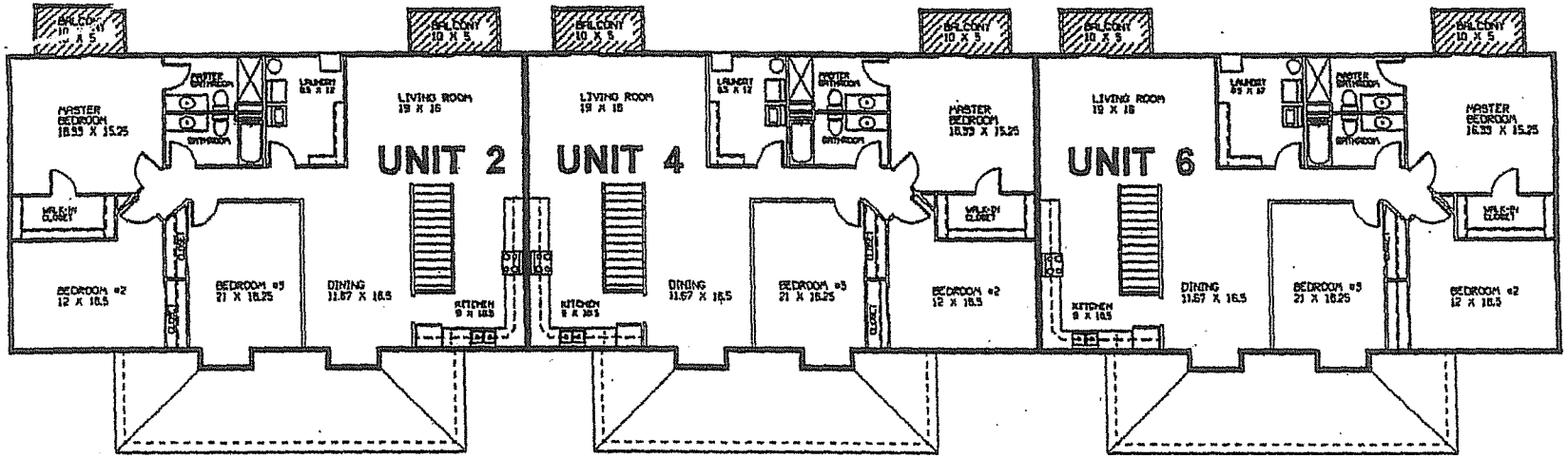
= DENOTES = LIMITED COMMON ELEMENTS

C-

SHEET NO.
OF 9

STONEFIELD VILLAGE CONDOMINIUM - 6 UNIT BUILDING
CONDOMINIUM PLAT

TOWN OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING # 1 - 858 BOULDER TRAIL
UNITS 102, 104 AND 106

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

SECOND FLOOR OVERALL PLAN

1,940 S.F. UNIT 2, 4, & 6 (NOT INCLUDING GARAGE OR BALCONY)

0 5 10 20 30 40 50

= DENOTES = UNIT BOUNDARIES

= DENOTES = LIMITED COMMON ELEMENTS

C-8

T NO.
OF 9

STONEFIELD VILLAGE CONDOMINIUM
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

UNIT NUMBERS: Unit numbers for the condominium units in Stonefield Village Condominium are a combination of the building number and unit location number as shown in the floor plans:

Building 1:	Units 101 to 106	Bldg. 12:	Units 1201 to 1206
Building 10:	Units 1001 to 1006	Bldg. 15:	Units 1501 to 1506
Building 11:	Units 1101 to 1106	Bldg. 16:	Units 1601 to 1606

BUILDING ADDRESSES: Each condominium building in Stonefield Village Condominium is assigned an individual street address, as follows:

Building 1:	858 Boulder Trail	Bldg. 12:	835 Lannon Terrace
Building 10:	837 Boulder Trail	Bldg. 15:	855 Lannon Terrace
Building 11:	827 Lannon Terrace	Bldg. 16:	927 Lannon Terrace

UNIT POSTAL ADDRESSES: The post office address for each unit will be a combination of its building address and unit number. For example, Unit 1203 in the condominium would have the following street address:

Mr. and Mrs. John Doe
Stonefield Village Condominium
835 Lannon Terrace, Unit 1203
Mt. Pleasant, WI 53406

REVISIONS	BY	DATE

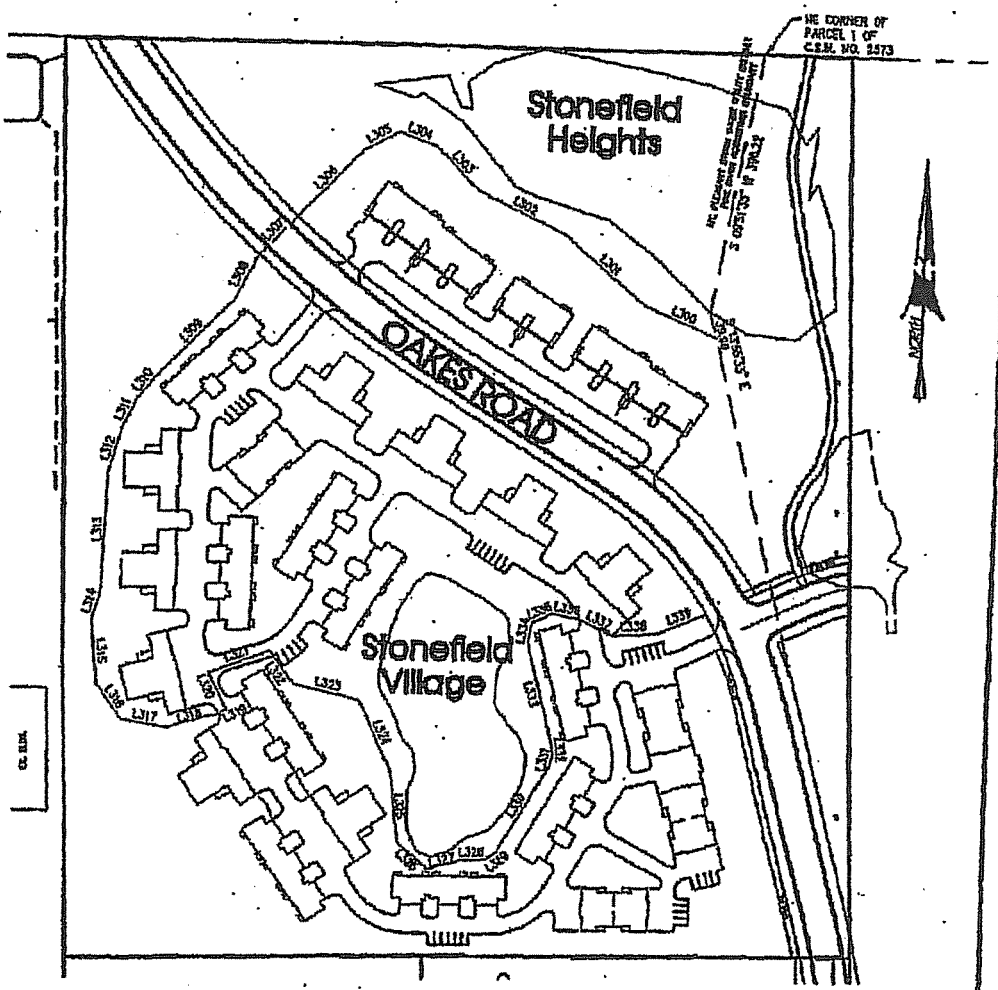
PAPER SPACE DRAWINGS ☒YES ☐NO
DRAWING NAME: 2001109VILL.DWG
DRAWN BY: SCB | DATE: 10-26-04
FIELD WORK | DATE
SCALES: 1" = N.T.S.

NM & B NIELSEN MADSEN & BARBER S.C.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1339 WASHINGTON AVE. RACINE, WI. 53403
TELEPHONE (262)634-5588 FAX (262)634-5024
E-MAIL NMB@NMBSC.NET

STONEFIELD VILLAGE CONDOMINIUM
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

SHEET NO. 9 OF 9
JOB 2001.109

A Drawing and Description for STONEFIELD VILLAGE, LLC, of the Centerline of a 5' foot wide walking trail in Stonefield Heights Condominiums and Stonefield Village Condominiums, in the Village of Mt. Pleasant, Racine County, Wisconsin. See Page 2 of 2.



LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L300	N 88°39'25" W	184.11	L320	N 89°23'10" W	66.16
L301	N 88°26'35" W	166.82	L321	N 68°59'47" E	90.10
L302	N 84°50'23" W	144.78	L322	S 34°46'06" E	61.67
L303	N 46°50'11" W	83.00	L323	S 76°37'57" E	90.85
L304	N 70°53'02" W	57.39	L324	S 24°34'27" E	119.97
L305	S 61°32'27" W	67.29	L325	S 05°33'05" E	187.56
L306	S 42°57'09" W	126.89	L326	S 49°37'34" E	56.15
L307	S 42°58'54" W	93.16	L327	N 24°44'39" E	47.78
L308	S 24°59'49" W	77.39	L328	N 89°52'40" E	41.07
L309	S 43°09'08" W	149.04	L329	N 36°54'33" E	21.36
L310	S 37°44'43" W	51.66	L330	N 30°05'23" E	148.97
L311	S 43°27'34" W	51.88	L331	N 14°18'46" E	17.88
L312	S 15°36'43" W	68.55	L332	N 05°30'31" W	17.88
L313	S 61°28'25" W	171.45	L333	N 11°01'08" W	188.20
L314	S 15°17'10" W	50.70	L334	N 13°01'16" E	30.27
L315	S 65°45'29" E	84.38	L335	N 65°10'56" E	39.37
L316	S 36°50'46" E	65.06	L336	S 80°23'18" E	42.06
L317	S 76°50'42" E	65.06	L337	S 64°54'48" E	53.56
L318	N 74°02'45" E	78.54	L338	N 60°56'15" E	65.38
L319	N 61°43'31" E	113.58	L339	N 57°51'30" E	77.59

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.

DRAWN 07-01-04 BY SCB

SCALE 1" = 200'

JOB NO. 2001.109

SHEET 1 OF 2 SHEETS

NM & B Nielsen Madsen & Barber, S.C.
1399 Washington Avenue Racine, Wisconsin 53403
Phone (262) 634-5588
Facsimile (262) 634-5024 E-mail nmb@nmbsc.net

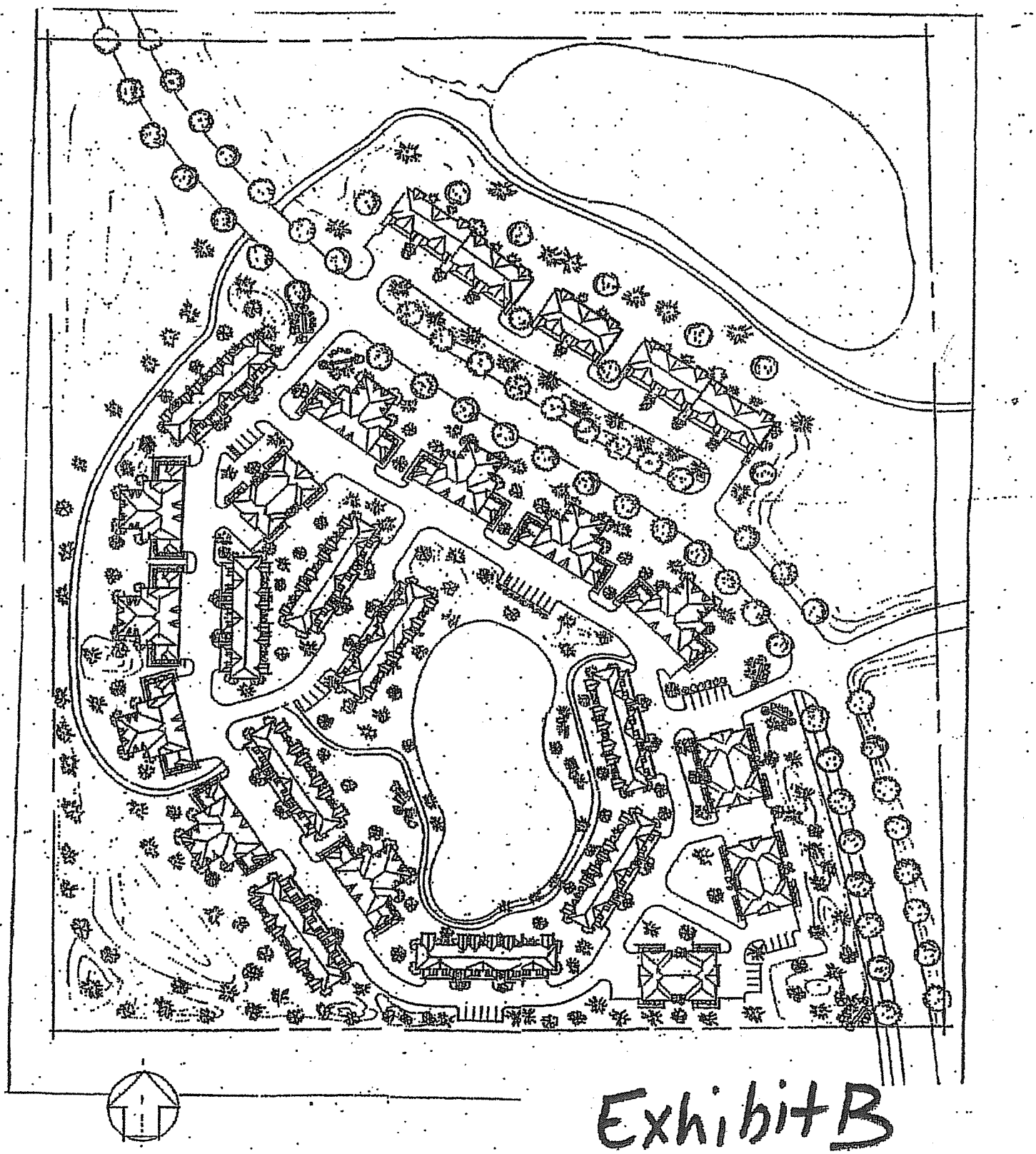


Exhibit B

PRELIMINARY SITE PLAN RENDERING of "STONEFIELD" 06.24.04 (2)

Stonefield Village Condominium Association, Inc.
Budget and Unit Assessments

Calendar Year 2012

Monthly Condo Fee per Unit - $165

	2012 Budget	Monthly
INCOME:		
Assessment Income	$142,560.00	$11,880.00
Other	$0.00	$0.00
TOTAL INCOME	**$142,560.00**	**$11,880.00**
EXPENSES:		
Operating Fund		
Postage, Supplies, Fees, Permits	$500.00	$41.67
Maintenance & Repair	$7,945.00	$662.08
Water	$11,000.00	$916.67
Sewer	$25,000.00	$2,083.33
Lawn Maintenance	$12,000.00	$1,000.00
Lawn Sprinklers	$2,000.00	$166.67
Pond Maintenance	$1,050.00	$87.50
Snow Removal	$20,000.00	$1,666.67
Insurance	$7,800.00	$650.00
Management Fee	$8,640.00	$720.00
Trash Collection	$5,500.00	$458.33
Common Area Electric	$7,000.00	$583.33
Alarm Phone Lines	$8,000.00	$666.67
Alarm Monitoring	$4,500.00	$375.00
Sprinkler/Fire Inspections	$3,100.00	$258.33
Bank Charges	$25.00	$2.08
Legal	$3,000.00	$250.00
Accounting	$1,000.00	$83.33
Reserve Transfer	$14,500.00	$1,208.33
Total Income	$142,560.00	$11,880.00
Total Expenses	$142,560.00	$11,880.00
Net Income/(Loss)	**$0.00**	**($0.00)**

Notes:

AGREEMENT

THIS AGREEMENT made this 18th day of October, 2004, by and between Ener-Con Companies, LLC (hereinafter referred to as "Manager") and Stonefield Village Condominium Association Inc. (hereinafter referred to as the "Association").

RECITALS:

WHEREAS, the Association exists for the purpose of maintaining and operating certain properties and generally promoting the health, safety, welfare and betterment of its members; and

WHEREAS, the Association required the assistance of an independent contractor to perform the management services for collection of condominium association fees, payment of association bills, and maintenance of the common elements outside of the buildings which make up the condominium development; and

WHEREAS, the Manager engages in the business of performing said services required by the Association and is fully qualified to do so; and

WHEREAS, the Association wishes to engage Manager and Manager wishes to accept such engagement;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Association and Manager agree, as follows:

1. **Management Services.** Manager shall perform the following:

   a. **Collection of Assessments.** Manager shall perform the following:

      (1) Bill, collect, bank and post member assessments;
      (2) Maintain individual member account status; and
      (3) Process delinquent accounts in accordance with delinquency procedures established by the Board of Directors.

To accomplish the above, the Association hereby authorizes Manager to request, demand, collect and receive any and all assessments and charges which may at any time be or become due to Association.

b. **Association Accounts.** Manager shall maintain, as directed by the Association, a bank account for the deposit of funds of the Association, with authority to draw thereon for any payment to be made by Manager to discharge any liabilities or obligations incurred pursuant to this agreement, including the payment of Manager's compensation.

c. **Maintenance of Certain Common Elements.** Manager shall be responsible to maintain the common elements outside of the buildings making up the Condominium, as well as the common elements inside of the buildings. This shall include such landscaping and grass cutting on the common elements, and snow and ice removal from walkways, parking lots and driveways, and janitorial and maintenance of the common hallways, as shall be agreed from time to time between Manager and the Association ("Management Services"). Manager shall not be liable for any damages caused by contractors hired to perform those services or for delays in the performance of those services beyond the reasonable control of Manager. Manager may expend Association funds and contract for those maintenance services for the benefit of the Association and Manager. Manager agrees to provide the Association with the names of all contractors hired by Manager to perform the services described above.

d. **Expenditure of Association Funds; Contract for Services.** Manager may expend Association funds and contract for services for the proper operation of the Association in accordance with procedures which shall be agreed to by the parties. Manager shall account to the Association for all such expenditures of Association funds at least quarter-annually.

Manager agrees to be available (or to designate a representative of Manager who will be available) during normal business hours Monday through Friday (except holidays) on matters pertaining to the Management Services.

2. **Management Fees.** The Association shall compensate Manager for said management services to be performed under this Agreement at the rate of $10.00 per unit per month, payable on the first day of each calendar month. That rate may be adjusted from time to time by mutual agreement of the parties.

3. **Term of Agreement.** The Association employs Manager exclusively to provide the Management Services for a period of one year, beginning November 1, 2004, and thereafter for yearly periods unless on or before sixty days prior to the expiration of any such renewal period either party shall notify the other party in writing that it elects to terminate this agreement, in which case this agreement shall be terminated at the end of that period.

4. **Indemnification.** The Association agrees to indemnify and hold Manager harmless from all damages and expenses sustained by Manager when Manager is carrying out the provisions of this Agreement or acting under the express or implied direction of the Board of Directors, and to indemnify and hold Manager and Manager's agents and employees, harmless from all damages and expenses sustained by the Manager as a result of the actions of the Association or Association's contractors other than Manager. The provisions of this article shall survive the termination of the Agreement.

5. **Maintenance of Buildings.** Notwithstanding any other provision of this agreement, the Manager has no authority or responsibility for maintenance or other repairs to the exteriors of the buildings, the inside common areas of the buildings, or the individual dwelling units in the condominium. Such maintenance and repairs shall be the sole responsibility of the Association or of the owners individually to take any action except as it may agree to with an individual unit owner.

6. **Association Contact Person.** The Association shall designate a specific individual who shall be authorized to deal with the Manager on specific matters relating to the Management Services to be provided by Manager under this agreement. Manager is directed not to accept direction or instructions with regard to those management services from anyone else. In the absence of any other designation by the Association, the President of the Association shall have this authority.

7. **Entire Agreement.** This agreement shall constitute the entire agreement between the contracting parties, and no variance of modification thereof shall be valid or enforceable unless in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

Ener-Con Companies LLC

By: _____
Michael H. Dilworth

Stonefield Village Condominium Association, Inc.

By: _____
Michael H. Dilworth
Board of Directors

981

SECURITY HOLDER EXECUTION
OF
DECLARATION OF CONDOMINIUM

The undersigned, being the owner and holder of a Construction Mortgage recorded in the Public Records of Racine County, Wisconsin on Sept 19th, 2005, as Document No. 2049683, together with loan documents ancillary thereto, which mortgage encumbers the land described in the foregoing First Amendment to Declaration of Condominium for STONEFIELD VILLAGE CONDOMINIUM, or otherwise having an interest in such property, hereby executes the said First Amendment pursuant to requirements of the Wisconsin Condominium Act. Such execution shall not be construed in a manner which affects the priority of the lien of the undersigned's security interest or the terms thereof.

Executed this 22ND day of DECEMBER, 2005.

M&I Marshall Ilsley Bank

By: Jerome A Neary
JEROME A NEARY
VICE PRESIDENT
Print Name and Title

By: Douglas P. Brodzik
DOUGLAS P BRODZIK
SR. VICE PRESIDENT
Print Name and Title

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Personally came before me this 22ND day of DECEMBER 2005, the above named JEROME A NEARY, and DOUGLAS P BRODZIK as VICE PRESIDENT and SR VICE PRESIDENT of M&I Marshall Ilsley Bank to me known to be the persons who executed the foregoing instrument and acknowledged the same on behalf of said Bank.

(Affix Seal)

MELISSA J. GRAMBERG NOTARY PUBLIC STATE OF WISCONSIN

Melissa J. Gramberg
Notary Public, State of Wisconsin
My commission expires: August 23, 2009

982

EXHIBIT "A"
Legal Description of Condominium Property

Phase Two Parcel

Part of Parcel 2 of Certified Survey Map No. 2573, a recorded map in the Village of Mt. Pleasant, Racine County, Wisconsin, recorded at the Register of Deeds on December 10, 2003 as Document No. 1947637, In the Northwest 1/4 of Section 14, Township 3 North, Range 22 East, described as follows: Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; thence S01°44'47"E 491.19 feet to the point of beginning of this description; run thence S66°34'51"E 211.24 feet; thence S00°02'03"E 131.15 feet; thence N89°43'58"E 119.12 feet; thence N41°21'07"E 111.38 feet; thence S58°24'02"E 317.81 feet; thence S31°35'58"W 201.01 feet; thence S55°45'01"W 183.41 feet; thence N34°14'59"W 169.88 feet; thence S55°44'38"W 75.23 feet; thence S34°23'13"E 38.66 feet; thence S64°31'04"W 271.90 feet ; thence N01°44'47"W 623.00 feet to the point of beginning.

EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 118.24 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence S23°23'34"W 47.16 feet; thence S15°36'43"E 68.55 feet; thence S01°26'25"W 171.45 feet; thence S15°17'10"W 50.70; thence S05°45'26"E 94.28 feet; thence S35°50'46"E 65.06 feet; thence S79°50'42"E 65.06 feet; thence N74°02'43"E 78.54 feet; thence N61°43'31"E 13.38 feet; thence N26°23'30"W 61.18 feet; thence N68°59'47"E 92.09 feet; thence S36°46'06"E 61.87 feet; thence S76°52'32"E 98.55 feet; thence S24°34'27"E 42.90 feet to the point of terminus.

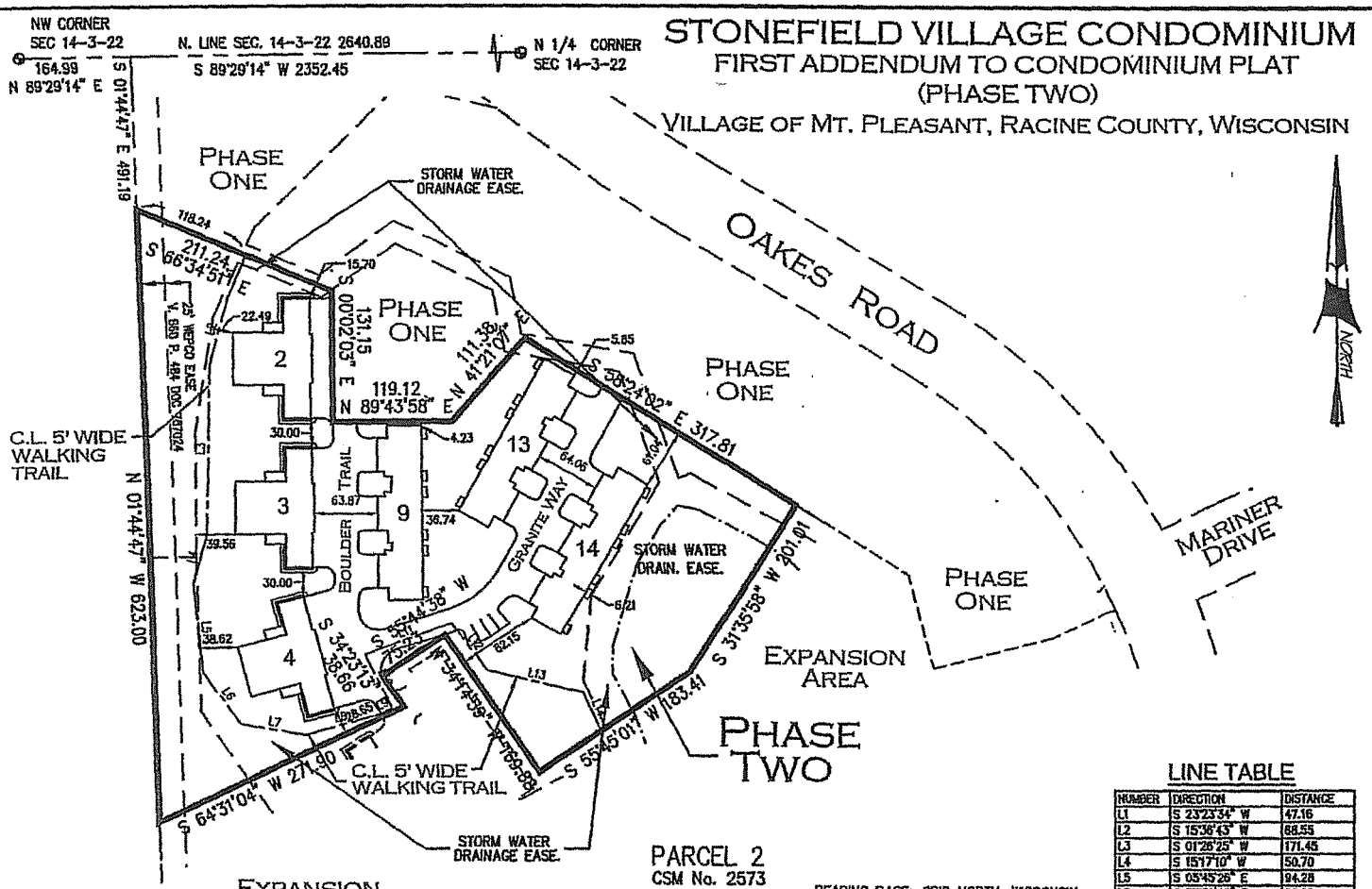
983

EXHIBIT "B"

Legal Description of Remaining Expansion Area

Part of Parcel 2 of Certified Survey Map No. 2573, a recorded map in the Village of Mt. Pleasant, Racine County, Wisconsin, recorded at the Register of Deeds on December 10, 2003 as Document No. 1947637, In the Northwest 1/4 of Section 14, Township 3 North, Range 22 East, described as follows: Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest corner of said Section 14; thence S01°44'47"E 1114.19 feet to the point of beginning of this description; run thence N64°31'04"E 271.90 feet; thence N34°23'13"W 38.66 feet; thence N55°44'38"E 75.23 feet; thence S34°14'59"E 169.88 feet; thence N55°45'01"E 183.41 feet; thence N31°35'58"E 201.01 feet; thence S58°24'02"E 134.41 feet; thence S15°01'10"E 99.66 feet; thence N75°00'11"E 124.59 feet; thence N64°21'56"E 70.03 feet to the South line of Oakes Road and a point on a curve of Northeasterly convexity whose radius is 545.00 feet and whose chord bears S19°22'12"E 103.42 feet; thence Southerly 103.57 feet along the arc of said curve and said South line; thence S13°55'33"E 335.92 feet along said South line to the point of curvature of a curve of Easterly convexity whose radius is 2000.00 feet and whose chord bears S13°12'40"E 49.88 feet; thence Southerly 49.88 feet along the arc of said curve and said South line; thence S89°29'15"W 1155.95 feet; thence N01°44'47"W 261.02 feet to the point of beginning.

STONEFIELD VILLAGE CONDOMINIUM
FIRST ADDENDUM TO CONDOMINIUM PLAT
(PHASE TWO)
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 23°23'34" W	47.16
L2	S 15°36'43" W	68.55
L3	S 01°26'25" W	171.45
L4	S 15°17'10" W	50.70
L5	S 05°45'26" E	94.28
L6	S 35°50'46" E	65.06
L7	S 79°50'42" E	65.06
L8	N 74°02'43" E	78.54
L9	N 61°43'31" E	13.38
L10	N 26°23'30" W	61.18
L11	N 68°59'47" E	92.09
L12	S 36°46'06" E	61.87
L13	S 76°52'32" E	98.55
L14	S 24°34'27" E	42.90

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.

ALL UTILITIES ARE TO BE CONSTRUCTED UNDER GROUND.

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

LEGAL DESCRIPTION

Phase Two
Stonefield Village Condominium

September 15, 2005

Part of Parcel 2 of Certified Survey Map No. 2573, a recorded map in the Village of Mt. Pleasant, Racine County, Wisconsin, recorded at the Register of Deeds on December 10, 2003 as Document No. 1947637, in the Northwest 1/4 of Section 14, Township 3 North, Range 22 East, described as follows: Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; thence S01°44'47"E 491.19 feet to the point of beginning of this description; run thence S66°34'51"E 211.24 feet; thence S00°02'03"E 131.15 feet; thence N89°43'58"E 119.12 feet; thence N41°21'07"E 111.38 feet; thence S58°24'02"E 317.81 feet; thence S31°35'58"W 201.01 feet; thence S55°45'01"W 183.41 feet; thence N34°14'59"W 169.88 feet; thence S55°44'38"W 75.23 feet; thence S34°23'13"E 38.66 feet; thence S64°31'04"W 271.90 feet ; thence N01°44'47"W 623.00 feet to the point of beginning. Containing 5.156 Acres.

EXCEPTING therefrom a 5' foot wide walking trail in Stonefield Village Condominium, in the Village of Mt. Pleasant, Racine County, Wisconsin. Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest Corner of said Section 14; run thence S01°44'47"E 491.19 feet; thence S66°34'51"E 118.24 feet to the point of beginning of the Centerline of a 5' foot wide walking trail; run thence S23°23'34"W 47.16 feet; thence S15°36'43"E 68.55 feet; thence S01°26'25"W 171.45 feet; thence S15°17'10"W 50.70; thence S05°45'26"E 94.28 feet; thence S35°50'46"E 65.06 feet; thence S79°50'42"E 65.06 feet; thence N74°02'43"E 78.54 feet; thence N61°43'31"E 13.38 feet; thence N26°23'30"W 61.18 feet; thence N68°59'47"E 92.09 feet; thence S36°46'06"E 61.87 feet; thence S76°52'32"E 98.55 feet; thence S24°34'27"E 42.90 feet to the point of terminus.

Subject to easements and restrictions of record.

CERTIFICATION

The Condominium plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

Walter R. Madsen, RLS #898

WISCONSIN WALTER R. MADSEN S-898 LAND SURVEYOR

9894

REVISIONS	BY	DATE
PAGE NUMBERS	MDE	12-27-2005

PAPER SPACE DRAWINGS ☒YES ☐NO

DRAWING NAME: 2001109PHASEII.DWG

DRAWN BY	DATE
SCB	09-15-2005
FIELD WORK	DATE

SCALES: 1" = 100'

NM & B NIELSEN MADSEN & BARBER S.C.
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1339 WASHINGTON AVE. RACINE, WI. 53403
TELEPHONE (262)634-5588 FAX (262)634-5024
E-MAIL NMB@NMBSC.NET

STONEFIELD VILLAGE CONDOMINIUM
PHASE TWO
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

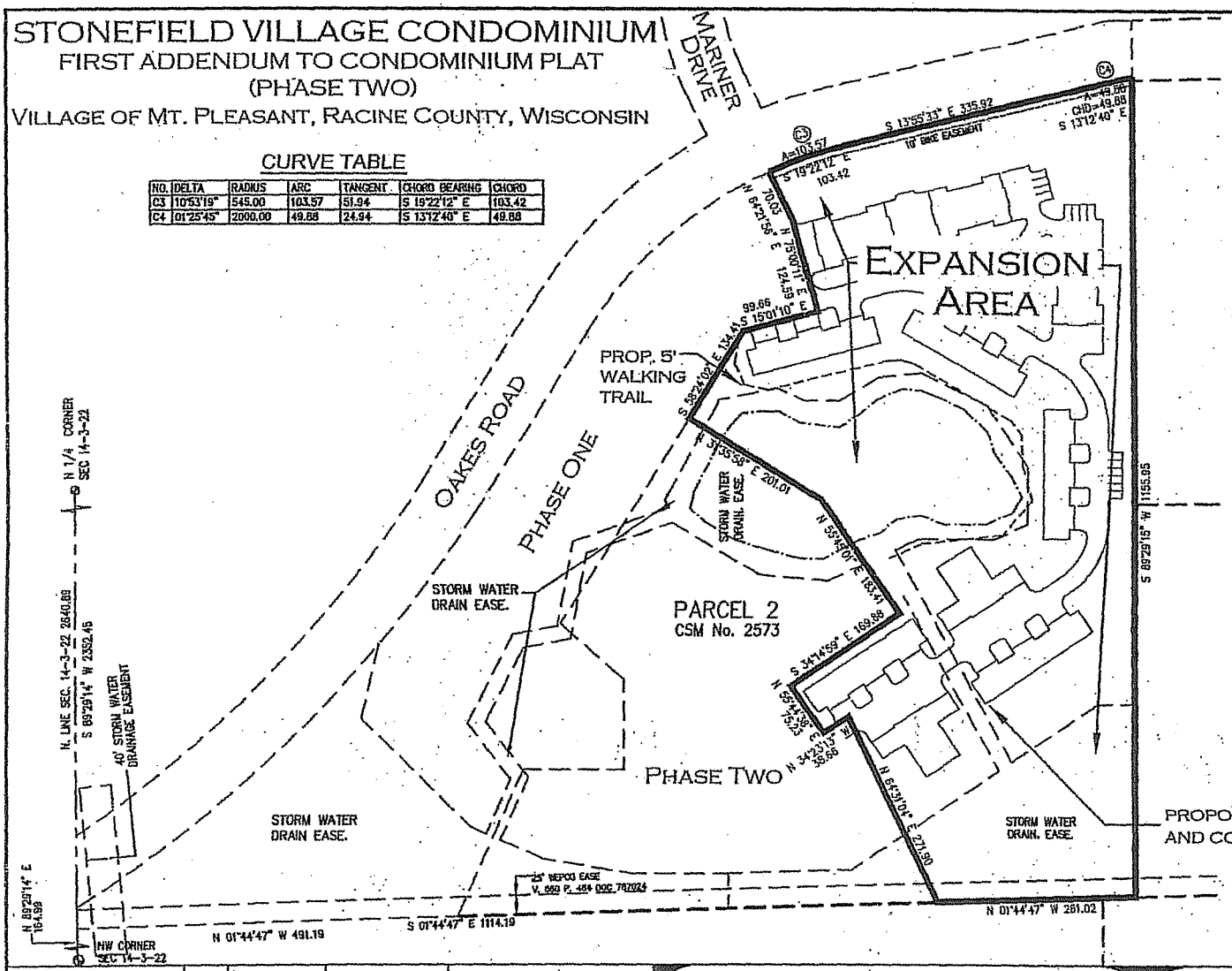
SHEET NO. 1 OF 7

JOB 2001.109

STONEFIELD VILLAGE CONDOMINIUM
FIRST ADDENDUM TO CONDOMINIUM PLAT
(PHASE TWO)
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C3	10°53'19"	545.00	103.57	51.94	S 19°22'12" E	103.42
C4	01°25'45"	2000.00	49.88	24.94	S 13°12'40" E	49.88



LEGAL DESCRIPTION

Expansion Area
Stonefield Village Condominium

September 15, 2005

Part of Parcel 2 of Certified Survey Map No. 2573, a recorded map in the Village of Mt. Pleasant, Racine County, Wisconsin, recorded at the Register of Deeds on December 10, 2003 as Document No. 1947637, in the Northwest 1/4 of Section 14, Township 3 North, Range 22 East, described as follows: Commence at a point on the North line of said Section 14 located N89°29'14"E 164.99 feet from a monument marking the Northwest corner of said Section 14; thence S01°44'47"E 1114.19 feet to the point of beginning of this description; run thence N64°31'04"E 271.90 feet; thence N34°23'13"W 38.66 feet; thence N55°44'38"E 75.23 feet; thence S34°14'59"E 169.88 feet; thence N55°45'01"E 183.41 feet; thence N31°35'58"E 201.01 feet; thence S58°24'02"E 134.41 feet; thence S15°01'10"E 99.66 feet; thence N75°00'11"E 124.59 feet; thence N64°21'56"E 70.03 feet to the South line of Oakes Road and a point on a curve of Northeasterly convexity whose radius is 545.00 feet and whose chord bears S19°22'12"E 103.42 feet; thence Southerly 103.57 feet along the arc of said curve and said South line; thence S13°55'33"E 335.92 feet along said South line to the point of curvature of a curve of Easterly convexity whose radius is 2000.00 feet and whose chord bears S13°12'40"E 49.88 feet; thence Southerly 49.88 feet along the arc of said curve and said South line; thence S89°29'15"W 1155.95 feet; thence N01°44'47"W 261.02 feet to the point of beginning. Containing 9.757 Acres.

Subject to easements and restrictions of record.

CERTIFICATION
The Condominium plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat.

Walter R. Madsen, RLS #898

WISCONSIN WALTER R. MADSEN S-2352 LAND SURVEYOR

PROPOSED BUILDING LOCATION AND CONFIGURATION

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.

ALL UTILITIES ARE TO BE CONSTRUCTED UNDER GROUND.

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

REVISIONS	BY	DATE
PAGE NUMBERS	MDE	12-27-2005

PAPER SPACE DRAWINGS	DRAWING NAME
☒ YES ☐ NO	2001109PHASEII.DWG

DRAWN BY	DATE
SCB	09-15-2005
FIELD WORK	DATE

SCALES: 1" = 120'

NM & B NIELSEN MADSEN & BARBER S.C.
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TELEPHONE (262)634-5588 FAX (262)634-5024
E-MAIL NMB@NMBSC.NET

STONEFIELD VILLAGE CONDOMINIUM
EXPANSION AREA
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

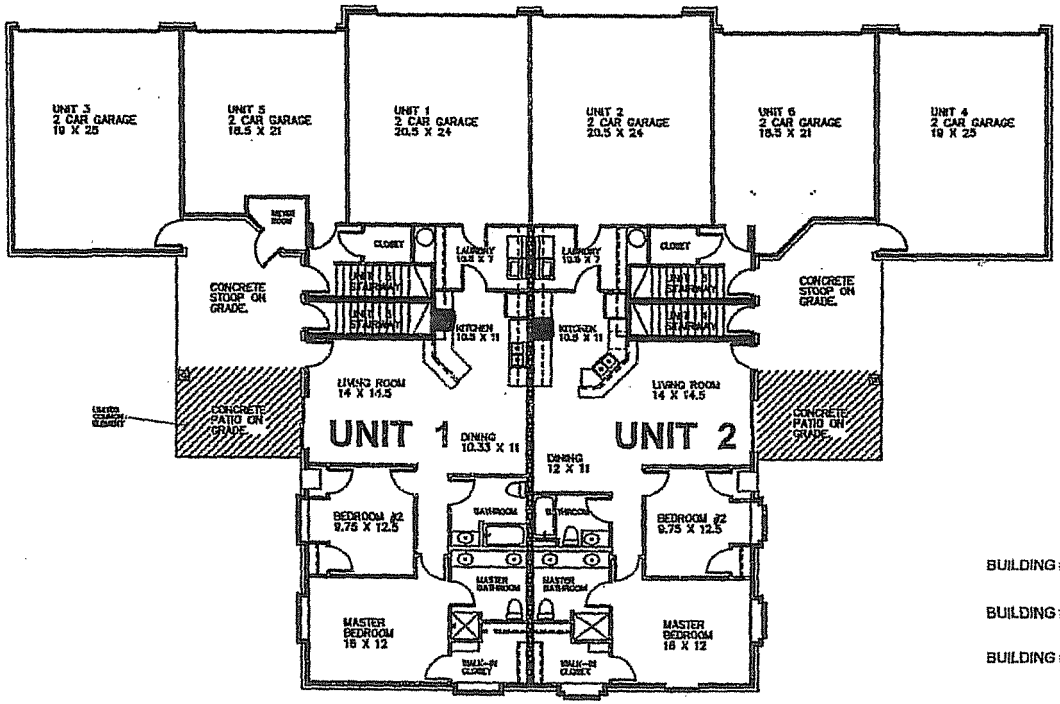
SHEET NO. 2 OF 7

JOB 2001.109

985

STONEFIELD VILLAGE CONDOMINIUM
FIRST ADDENDUM TO CONDOMINIUM PLAT
(PHASE TWO)

VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING # 2 - 838 BOULDER TRAIL
UNITS 201 AND 202

BUILDING # 3 - 858 BOULDER TRAIL
UNITS 301 AND 302

BUILDING # 4 - 938 BOULDER TRAIL
UNITS 401 AND 402

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

FIRST FLOOR OVERALL PLAN

1,220 S.F. UNIT 1 & 2 (NOT INCLUDING GARAGE OR PATIO)

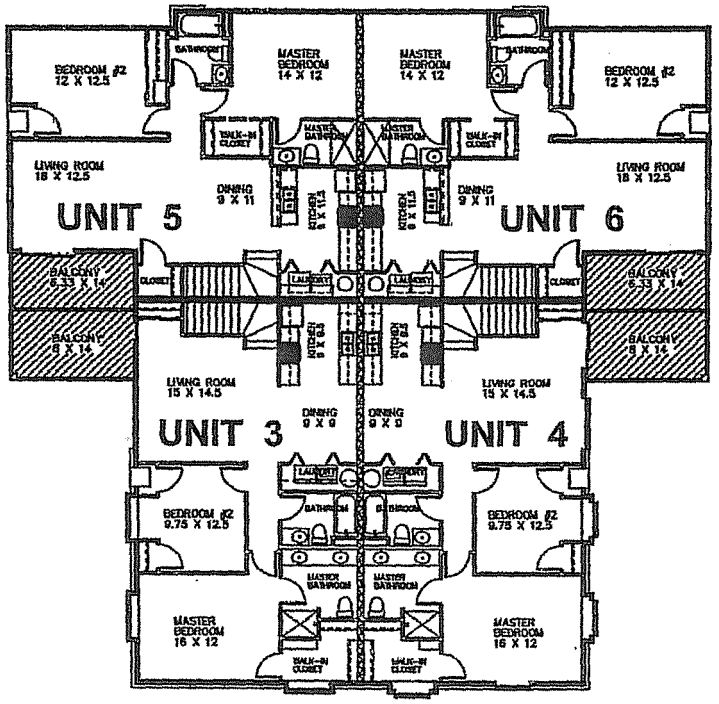
- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

SHEET NO.
3 OF 7

986

STONEFIELD VILLAGE CONDOMINIUM
FIRST ADDENDUM TO CONDOMINIUM PLAT
(PHASE TWO)

VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING # 2 - 838 BOULDER TRAIL
UNITS 203 TO 206

BUILDING # 3 - 858 BOULDER TRAIL
UNITS 303 TO 306

BUILDING # 4 - 938 BOULDER TRAIL
UNITS 403 TO 406

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

SECOND FLOOR OVERALL PLAN

1,190 S.F. UNIT 3 & 4 (NOT INCLUDING GARAGE OR BALCONY)
1,290 S.F. UNIT 5 & 6 (NOT INCLUDING GARAGE OR BALCONY)

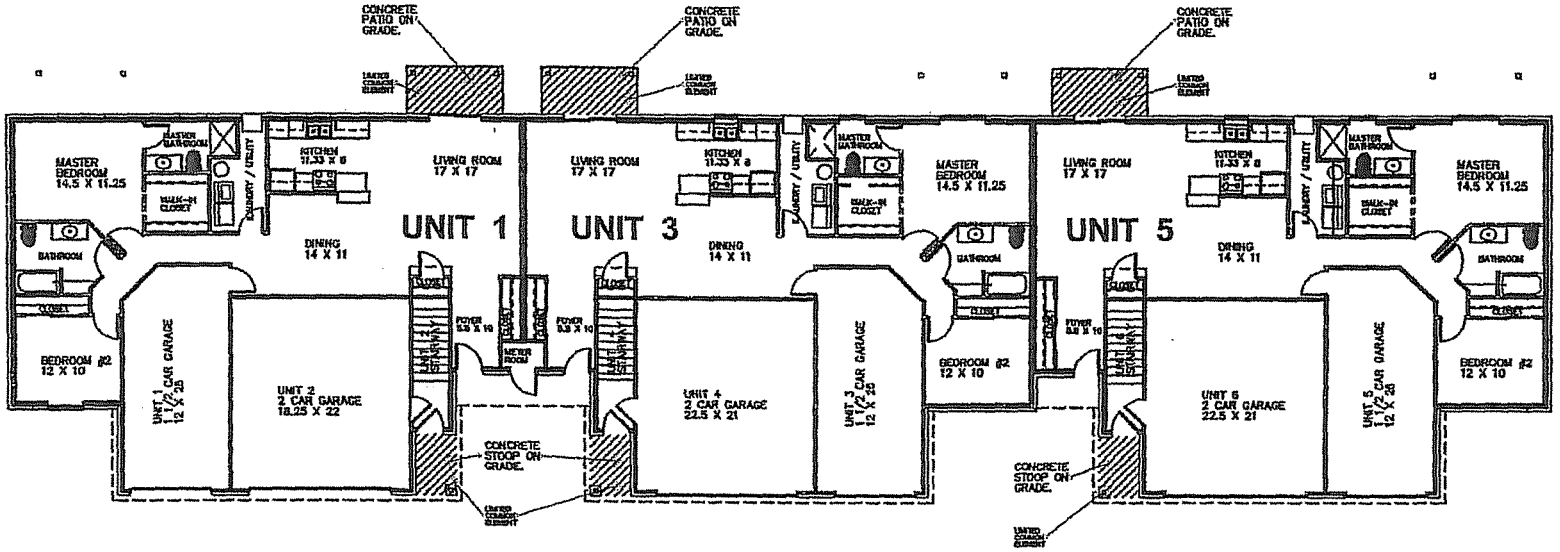
0 5 10 20 30 40 50

- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

987

STONEFIELD VILLAGE CONDOMINIUM
FIRST ADDENDUM TO CONDOMINIUM PLAT
(PHASE TWO)

VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING #9 - 857 BOULDER TRAIL
UNITS 901, 903 AND 905

BUILDING # 13 - 7408 GRANITE WAY
UNITS 1301, 1303 AND 1305

BUILDING # 14 - 7407 GRANITE WAY
UNITS 1401, 1403 AND 1405

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

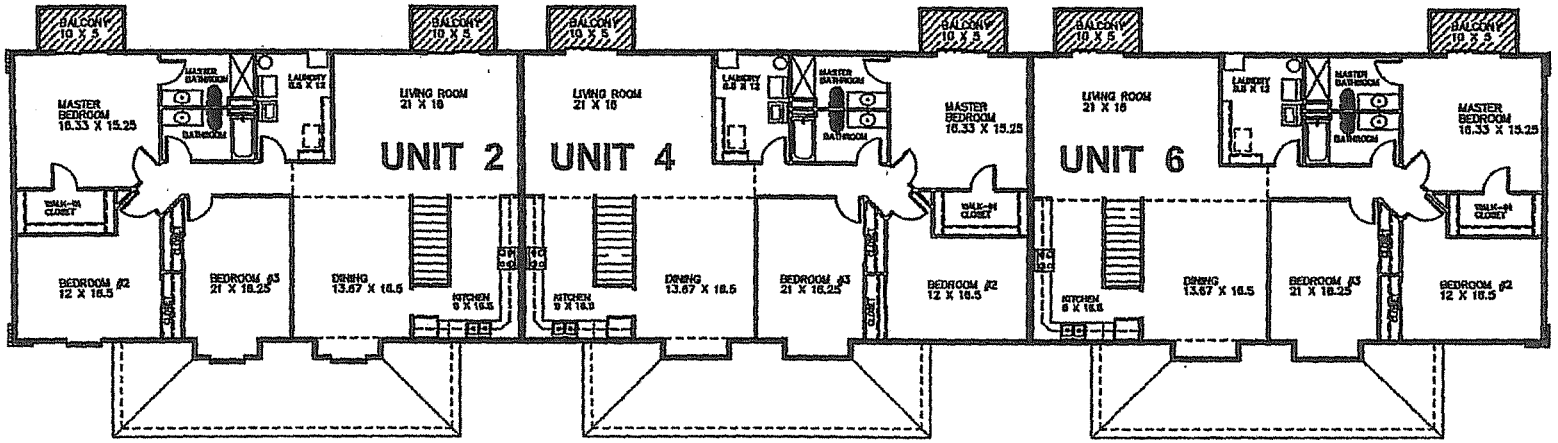
FIRST FLOOR OVERALL PLAN

1,380 S.F. UNIT 1, 3 & 5 (NOT INCLUDING GARAGE OR PATIO)

0 5 10 20 30 40 50

- DENOTES - UNIT BOUNDARIES
- DENOTES - LIMITED COMMON ELEMENTS

STONEFIELD VILLAGE CONDOMINIUM
FIRST ADDENDUM TO CONDOMINIUM PLAT
(PHASE TWO)
VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WI.



BUILDING #9 - 857 BOULDER TRAIL
UNITS 902, 904 AND 906

BUILDING # 13 - 7408 GRANITE WAY
UNITS 2302, 2304 AND 2306

BUILDING # 14 - 7407 GRANITE WAY
UNITS 1402, 1404 AND 1406

THE COMMON ELEMENTS ARE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL CONDOMINIUM UNITS.

SECOND FLOOR OVERALL PLAN

2,005 S.F. UNIT 2, 4, & 6 (NOT INCLUDING GARAGE OR BALCONY)

0 5 10 20 30 40 50

- DENOTES - UNIT BOUNDARIES

- DENOTES - LIMITED COMMON ELEMENTS

989

STONEFIELD VILLAGE CONDOMINIUM
CONDOMINIUM PLAT (PHASES ONE AND TWO)
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

UNIT NUMBERS: Unit numbers for the condominium units in Stonefield Village Condominium are a combination of the building number and unit location number as shown in the floor plans:

Building 1:	Units 101 to 106	Building 11:	Units 1101 to 1106
Building 2:	Units 201 to 206	Building 12:	Units 1201 to 1206
Building 3:	Units 301 to 306	Building 13:	Units 1301 to 1306
Building 4:	Units 401 to 406	Building 14:	Units 1401 to 1406
Building 9:	Units 901 to 906	Building 15:	Units 1501 to 1506
Building 10:	Units 1001 to 1006	Building 16:	Units 1601 to 1606

BUILDING ADDRESSES: Each condominium building in Stonefield Village Condominium is assigned an individual street address, as follows:

Building 1:	758 Boulder Trail	Building 11:	827 Lannon Terrace
Building 2:	838 Boulder Trail	Building 12:	835 Lannon Terrace
Building 3:	858 Lannon Terrace	Building 13:	7408 Granite Way
Building 4:	938 Boulder Trail	Building 14:	7407 Granite Way
Building 9:	857 Boulder Trail	Building 15:	855 Lannon Terrace
Building 10:	837 Lannon Terrace	Building 16:	927 Lannon Terrace

0660000

UNIT POSTAL ADDRESSES: The post office address for each unit will be a combination of its building address and unit number. For example, Unit 1203 in the condominium would have the following street address:

Mr. and Mrs. John Doe
Stonefield Village Condominium
835 Lannon Terrace, Unit 1203
Racine, WI 53406

REVISIONS	BY	DATE
BUILDING ADDRESS	SCB	9-15-2005
PAGE NUMBERS	MDE	12-27-2005

PAPER SPACE DRAWINGS	DRAWING NAME
☒YES ☐NO	2001109VILL.DWG

DRAWN BY	DATE
SCB	9-15-05
FIELD WORK	DATE

SCALES: 1" = N.T.S.

NM & B NIELSEN MADSEN & BARBER S.C.
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STONEFIELD VILLAGE CONDOMINIUM
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN