DISCLOSURE MATERIALS

FOR

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

Property Address:
3731-3746 W. COLDSPRING ROAD
3711-3775 W. LOOMIS ROAD
4202-4256 S. RIDGEWOOD LANE
GREENFIELD, WISCONSIN 53221

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

2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

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

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RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

1. EXECUTIVE SUMMARY: The Executive Summary highlights for a buyer of a condominium unit essential information regarding the condominium. The Executive Summary begins on Section A.
2. DECLARATION: The Declaration establishes and describes the condominium units and the common areas. The declaration begins in section B.
3. BY-LAWS: The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws begin in section C.
4. ARTICLES OF INCORPORATION: The operation of a condominium is governed by the association of which each unit owner is a member. Powers, duties and operation of an association are specified in its Articles of Incorporation. The Articles of Incorporation begin in section D.
5. MANAGEMENT OR EMPLOYMENT CONTRACTS: Certain services are provided to the condominium through contracts with individuals or private firms. This contract begins in section E.
6. ANNUAL OPERATING BUDGET: The association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. Section F
7. LEASES: There are no leased facilities at this condominium.
8. EXPANSION PLANS: There are no expansion plans in effect at this condominium.
9. FLOOR PLAN(S) AND MAP: The seller has provided a floor plan of the unit being offered for sale and a map of the condominium which shows the location of the unit you are considering and all facilities and the common areas which are part of the condominium. The floor plan(s) and map can be found in the Declaration which begins on page B1.
10. STATUTORY RESERVE ACCOUNT: The condominium does not have a Statutory Reserve Account.

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION A

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the 🕮 icon), or may be completed to both summarize the information and refer to the condominium documents. ***This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.***

Condominium Name: Ridgewood Village Condominum Association, Inc.

How is the condominium association managed?

- What is the name of the condominium association? Ridgewood Village Condominium Association, Inc.
- What is the association's mailing address? C/O Hunt Management 10520 N. Baehr Rd., Suite Q, Mequon, WI 53092
- How is the association managed? ☐ By the unit owners (self-managed) ☒ By a management agent or company ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium association? Stacy Curiel Property Manager (management agent/company or other available contact person)
- What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? C/O Hunt Management, Inc. 10520 N. Baehr Road, Suite Q, Mequon, WI 53092 stacy@huntmanagement.com www.huntmanagement.com (P) 262-238-1480 (F) 262-238-1485

🕮 For specific information about the management of this association, see

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 2-4 How many Outside? 1-2 How many Inside? 2 ☐ Common element ☒ Limited common element ☒ Included as part of the unit ☐ Separate non-voting units ☐ Depends on individual transaction [check all that apply]
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☒ No ☐ Yes, in the amount of $ _____ per _____ ☐ Other (*specify*): _____
- Are parking assignments reserved or designated on the plat or in the condominium documents? ☒ No ☐ Yes - Where? _____ Are parking spaces assigned to a unit by deed? ☐ No ☐ Yes Can parking spaces be transferred between unit owners? ☒ No ☐ Yes
- What parking is available for visitors? Street Parking or Driveway immediately in front the Garage of visiting unit
- What are the parking restrictions at this condominium?

🕮 For specific information about parking at this condominium, see See Governing Documents, Article VIII, Paragraph (b), of the By-Laws

May I have pets at this condominium?

- ☐ No ☒ Yes - What kinds of pets are allowed? Dogs & Cats
- What are some of the major restrictions and limitations on pets? 1 Dog, weight limit of 20 lbs, height limit of 16"

🕮 For specific information about the condominium pet rules, see See Governing Documents, Article VIII, Paragraph (d), of the By-Laws

May I rent my condominium unit?

- ☒ No ☐ Yes - What are the major limitations and restrictions on unit rentals? _____

📖 For specific information about renting units at this condominium, see **See Governing Documents, Article VIII, Paragraph (a), of the By-Laws & Article VIII, Paragraph (n), of the By-Laws**

Does this condominium have any special amenities and features?

- ☒ No ☐ Yes - What are the major amenities and features? _____
- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ☐ No ☐ Yes - What is the cost? $ _____

📖 For specific information about special amenities, see _____

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair **Interior Surfaces of each unit, mechanical equipment, glass, windows screens, garage interior, overhead garage door, interior & exterior doors, lighting & plumbing fixtures**

📖 For specific information about unit maintenance and repairs, see **See Governing Documents, Article VII, Paragraph 7.1, of the By-Laws**

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common element maintenance, repair and replacement is performed as follows: **Common Elements are authorized by the Association's Board of Directors and paid for by the Association**
- How are repairs and replacements of the common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (*specify*): _____
- Limited common element maintenance, repairs and replacement is performed as follows: **Limited Common Elements are authorized by the Association's Board of Directors and paid by the Association**
- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (*specify*): _____

📖 For specific information about common elements maintenance, repairs and replacements, see **See Governing Documents, Article VII, Paragraph 7.2 of the By-Laws**

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No **Is there a Statutory Reserve Account (*see note on page 3*)?** ☐ Yes ☒ No

📖 For specific information about this condominium's reserve funds for repairs and replacements, see **See Annual Budget**

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? ☒ Not applicable (no developer-owned units) ☐ No ☐ Yes - In what way?

- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☐ No ☐ Yes - Describe these provisions: _____

📖 For specific information about condominium fees during the developer control period, see _____

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

- ☒ No ☐ Yes - How many additional units may be added through expansion? _____ units
- When does the expansion period end? _____
- Who will manage the condominium during the expansion period? _____

📖 For specific information about condominium expansion plans, see _____

May I alter my unit or enclose any limited common elements?

- Describe the rules, restrictions and procedures for altering a unit: **Written approval is required prior to altering the unit**
- Describe the rules, restrictions and procedures for enclosing limited common elements: _____

📖 For specific information about unit alterations and limited common element enclosures, see **See Governing Documents, Article VIII, Paragraph (k) of the By-Laws**

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.

📖 For specific information about condominium document amendment procedures and requirements, see **See Governing Documents, Section 21 of the Declarations**

Other restrictions or features (optional): **No Window Air Conditioners Allowed**

This Executive Summary was prepared on **3/10/2022**(insert date)

by Hunt Management Inc. , 10520 N. Baehr Rd, Suite Q, Mequon, WI 53092 (state name and title or position).

*Note: A "Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.165.

This Executive Summary was developed by and distributed with the consent of the Wisconsin REALTORS® Association (2004).
Drafted by: Attorneys Debra Peterson Conrad (WRA), Jonathan B. Levine, and Lisa M. Pardon (Brennan, Steil & Basting, S.C.)

Addendum to Executive Summary

for

Ridgewood Condominium Association Inc.

- As of (insert date) March 10th. 2022 the reserve fund balance is: $132, 013.33

- The Association does/~~does not~~ (strike one) have the first right to purchase the unit.

- The Association ~~does~~/does not (strike one) charge a transfer of ownership fee of $0

- The Association charges a fee of $25.00, plus postage, for a hard copy of the Disclosure Materials Packet. Electronic copies are available at no cost from Association's website (insert Association's web address): huntmanagement.com

- An account pay off statement ledger is available from the management company for no fee. Please contact Hunt Management #262-238-1480 or clientservices@huntmanagement.com

(This Addendum is required by Wis. Stat. § 703.33(1)(h))

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION B

DECLARATION

RIDGEWOOD VILLAGE
A CONDOMINIUM

INDEX

RIDGEWOOD VILLAGE was created by recording of the Condominium Declaration in Milwaukee County, Wisconsin on February 28, 1985. In compliance with disclosure requirements of the Wisconsin Condominium Law, this book is provided to each prospective purchaser of a Unit in RIDGEWOOD VILLAGE, and contains the following documents and exhibits:

1. **DECLARATION.** The Declaration establishes and describes the condominium, the units and the common elements. The Declaration begins on page 3.

2. **CONDOMINIUM PLAT.** The Declarant has provided floor plans of the units being offered for sale and a map of the condominium which shows the location of the unit you are considering and all facilities and common elements which are part of the condominium. The floor plan and map begin on page 20. Amendments to the Condominium Plat are described below.

3. **PHASE II AMENDMENT.** The Amendment to the Declaration recorded on February 24, 1986 annexed Phase II to the condominium and added sixteen (16) additional condominium units to the sixteen (16) units created by the Declaration. The Amendment begins on page 30.

4. **PHASE III AMENDMENT.** The Amendment to the Declaration recorded on January 7, 1987 annexed Phase III to the condominium and added eight (8) additional condominium units. The Amendment begins on page 45.

5. **PHASE IV AMENDMENT.** The Amendment to the Declaration recorded on January 7, 1988 annexed Phase IV to the condominium and added sixteen (16) additional condominium units, so that RIDGEWOOD VILLAGE includes a total of fifty-six (56) condominium units. The Amendment begins on page 54.

6. **ARTICLES OF INCORPORATION.** The operation of a condominium is governed by the Association, of which each unit owner is a member. Powers, duties, and operation of an Association are specified in its Articles of Incorporation. The Articles of Incorporation begin on page 65.

7. **BY-LAWS.** The By-Laws contain rules which govern the condominium and affect the rights and responsibilities of unit owners. The By-Laws begin on page 72.

8. **DEVELOPER'S AGREEMENT.** The development of RIDGEWOOD VILLAGE by Declarant is subject to the terms of a Developer's Agreement between the Declarant and the City of Greenfield which is binding upon all owners of units in RIDGEWOOD VILLAGE. The City of Greenfield requires, among other things, that the streets, roadways, drives and parking areas within RIDGEWOOD VILLAGE shall be private, and shall be maintained and repaired (including snow removal) by the Association, that the Association shall provide for private trash and garbage removal, and the City of Greenfield shall not be responsible for providing such services. A copy of the Developer's Agreement with the City of Greenfield is included in this book beginning on page 85.

9. **ANNUAL OPERATING BUDGET.** The Association incurs expenses for the operation of the condominium which are assessed to the unit owners. The operating budget is an estimate of those charges, which are in addition to mortgage and utility payments. The budget begins on page 94.

10. **MANAGEMENT OR EMPLOYMENT CONTRACTS — NONE.** Certain services may be provided to a condominium through contracts with individuals or private firms. There are no such contracts to date involving RIDGEWOOD VILLAGE.

11. **LEASES — NONE.** Units in condominiums may be sold subject to one or more leases of property or facilities which are not a part of the condominium. There are no such leases involving RIDGEWOOD VILLAGE.

12. **EXPANSION PLANS.** The Declarant reserved the right in the Declaration to expand the Condominium. With the addition of Phase IV to RIDGEWOOD VILLAGE, the condominium expansion is complete. All Phases constitute one entire condominium project. RIDGEWOOD VILLAGE contains a total of fifty-six (56) units in all phases, and no further units will be added to the condominium.

February, 1988

CONDOMINIUM DECLARATION

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REEL 1729 IMAGE 205

5790328
REGISTER'S OFFICE
Milwaukee County, Wis. } ss
RECORDED AT 10 40 AM

FEB 28 1985

REEL 1729 IMAGE

REGISTER OF DEEDS

RETURN TO:

David L. Petersen
Quarles & Brady
780 North Water St.
Milwaukee, WI 53202

CONDOMINIUM DECLARATION OF RIDGEWOOD VILLAGE, A 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 25th day of February, 1985, by Dixon Home Service Corporation, an Illinois corporation (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") which 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.

RECORD 5790328 # 54.00

The real estate described in Section 4 and all buildings and improvements thereon and thereto shall be known as RIDGEWOOD VILLAGE, A CONDOMINIUM. The address of the Condominium is 3771 West Loomis Road, Greenfield, Wisconsin 53220.

3. INCREMENTAL DEVELOPMENT.

Declarant intends to develop RIDGEWOOD VILLAGE in increments, 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 annex to RIDGEWOOD VILLAGE certain additional real estate and improvements, in the manner provided in Section 22 herein. RIDGEWOOD VILLAGE may ultimately consist of a residential condominium of 56 condominium units if all proposed annexations are accomplished. In the event such annexations are accomplished, the percentage of undivided ownership interest of each unit owner in the common elements will be changed to include additional unit owners and the additional property and improvements included in the Condominium.

4. LEGAL DESCRIPTION.

The following described real estate, also described in the Condominium Plat attached hereto, is hereby subjected to the provisions of this Declaration:

RIDGEWOOD VILLAGE, A CONDOMINIUM — Phase I

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 24, T 6 N, R 21 E, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1: THENCE SOUTH 27 ° 37' 12" EAST 13.28 FT. TO A POINT IN THE SOUTH LINE OF SAID PARCEL 1: THENCE NORTH 88 ° 41' 03" EAST ALONG THE SOUTH LINE OF PARCEL 1 AFORESAID 470.99 FT. TO A POINT: THENCE NORTH 01 ° 18' 57" WEST 119.00 FT. TO A POINT: THENCE SOUTH 88 ° 41' 03" WEST 129.98 FT TO A POINT: THENCE NORTH 21 °48' 57" WEST 138.25 FT. TO A POINT: THENCE NORTH 31 ° 00' 00" EAST 109.28 FT. TO A POINT: THENCE NORTH 58 ° 59' 27" WEST 113.00 FT. TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1: THENCE SOUTH 31 ° 00' 33" WEST ALONG THE NORTHWESTERLY LINE OF PARCEL 1 AFORESAID 178.00 FT. TO A POINT OF CURVE: THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 AFORESAID 291.18 FT. ON THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 3334.05 FT. AND WHOSE CHORD BEARS SOUTH 33 ° 30' 40" WEST 291.09 FT. TO THE POINT OF BEGINNING.

5. DEFINITION AND DESCRIPTION OF UNITS.

5.1 ***Number.*** Sixteen (16) residential condominium units are hereby declared in RIDGEWOOD VILLAGE.

5.2 ***Definition.*** A unit is that separate area within a building intended for independent, private use, 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, and including an indoor parking garage and a partial basement as a part of each unit, as shown in the Condominium Plat.

5.3 ***Identification.*** The units are designated by their respective street address and building number. The unit designations and locations and 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, 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 two (2) main buildings on the real estate described in Section 4 above, each

of which shall contain eight (8) 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 have indoor parking garages as a part of the units, and will be constructed principally as wood-frame buildings with variations or combinations of wood and brick or composition veneer on the exterior, with asphalt composite roofing shingles. Floor plans of the buildings 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.

7. COMMON ELEMENTS AND FACILITIES.

7.1 ***Description.*** The common elements and facilities shall consist of all of RIDGEWOOD VILLAGE improvements and appurtenances, except the individual units and fixtures therein, as defined hereunder, and shall include, without limitation, the land described in Section 4 on which the buildings are located; building exteriors, perimeter and bearing walls; common interior walls; building roofs; foundations; pipes; ducts; electrical wiring and conduits; utility services; public utility lines; master television antenna and lines; water and sewer laterals; girders, beams and supports; and the roads, walks, driveways, outdoor parking areas and landscaping comprising or which may comprise the condominium property.

7.2 ***Easements.*** Each unit owner shall have a valid, exclusive easement to the space between the interior and exterior 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.

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 patios and balconies, and such other limited common elements as may be identified in the Condominium Plat.

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.

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

Each unit owner shall own an undivided interest in the common elements and facilities and limited common elements 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 and limited common elements for all purposes incident to the use and occupancy of his unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his unit.

The percentage of such undivided interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including proportionate payment of common expenses, but exclusive of voting, shall be determined by dividing the number one (1) by the number sixteen (16).

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 annexation of additional properties and improvements to the Condominium, as provided in Section 22 herein, and new percentages shall be shown in any amendment to the Condominium Declaration and Plat.

The formula for determination of the percentage ownership interests in the common elements for all unit owners upon annexations to the Condominium as set forth in Section 22 herein shall be as follows:

> The number one (1) divided by the total number of units then declared and comprising RIDGEWOOD VILLAGE.

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 Ridgewood Village Condominium Association, Inc. (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 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 yet constructed 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) seven (7) 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. Each owner of a condominium unit in RIDGEWOOD VILLAGE 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.

11. RESIDENTIAL PURPOSE.

All 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. 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, sales office, and/or project office, or to construct a temporary model unit or sales office on the property, until such time as all annexations provided for in Section 22 herein have been completed by Declarant, 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 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 and varnishing which may at any time be necessary to maintain the good appearance and condition of his unit, all as is more fully set forth in the By-Laws of the Association. 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 doors and windows (including washing and replacement of broken glass), garage interiors and doors, stairs and stairways, screens and screening, lighting fixtures, refrigerators, ranges, individual unit central heating and air conditioning equipment, including appurtenant compressor and equipment (window air conditioners are not permitted at RIDGEWOOD VILLAGE), plumbing 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. 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 external fixtures such as entry doors, garage doors, exterior 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 limited common elements, and shall cause the same to be kept in good, clean, attractive and sanitary condition, order, and repair. Without in any way limiting the foregoing, this shall include all painting, repair, and maintenance of building exteriors, walls and roofs, garage exteriors, exterior entry doors, balconies and patios, and repair and maintenance of roadways, walks, drives, and surface parking areas as is more fully set forth in the By-Laws. All expenses of maintenance of the common elements and facilities shall be a common expense of the Association.

12.3 ***Limited Common Elements.*** Each unit owner 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 ***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 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 any building, or the safety of the property, or impair any easement or hereditament, without the prior written consent of the Association.

12.5 ***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 of public utilities or for any other matters for which the Association is responsible. Such entry shall be made with prior notice to the owners, except in the case of an emergency when injury or property damage will result from delayed entry, and with as little inconvenience to the owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense except as allocable to an individual unit or units in the discretion of the Board of Directors.

12.6 ***Decorating.*** 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 unit and all walls, ceilings, floors and doors within such boundaries, and to erect partition walls of a non-structural nature within his unit.

13. REALLOCATION OF BOUNDARIES.

Unit owners in RIDGEWOOD VILLAGE may reallocate unit boundaries between adjoining units upon compliance with the provisions hereof and the Act:

13.1 *Written Application.* Owners of adjoining units in RIDGEWOOD VILLAGE who wish to relocate mutual unit boundaries shall make written application to the President of the Association. The written application shall identify the units involved and shall specify the proposed reallocation of the aggregate undivided interest in the common elements appertaining to the units involved in the reallocation. The application shall also contain a proposed reallocation of the votes in the Association with respect to the units involved in the reallocation for approval by the Board of Directors of the Association.

13.2 *Notice and Meeting.* Upon receipt of the written application, the President of the Association shall give written notice to all other unit owners advising of the proposed reallocation of boundaries, stating the units involved in the reallocation and the proposed reallocation of votes and undivided ownership interest in the common elements. The notice to unit owners shall be delivered within ten (10) days after the written application is received. The Board of Directors of the Association shall meet to consider the reallocation no earlier than thirty (30) days after the notice is given to the unit owners and no later than sixty (60) days after the written application is received.

13.3 *Amendment to Declaration.* Upon consideration by the Board of Directors at such meeting, and approval as to the reallocation of votes in the Association and the undivided interest in the common elements with respect to the relocated units, the President shall direct the preparation and execution of appropriate instruments, including an amendment to this Declaration. The amendment shall identify the units involved and shall state that the boundaries between those units are being relocated by agreement of the unit owners thereof. The amendment shall contain words of conveyance between the said unit owners, and shall specify the reallocation of the aggregate undivided ownership interest in the common elements appertaining to the units as relocated, the votes attributable to the relocated units in the Association, the use of limited common elements appurtenant to the relocated units, and a statement that common expenses and special assessments of the Association shall thereafter be assessed in accordance with the percentage of undivided ownership interest in the common elements appurtenant to the relocated units. Plats and plans showing the relocated boundaries and the dimensions of the units and the identifying unit numbers shall be prepared and certified in accordance with requirements of the Act.

13.4 *Effective Date.* After appropriate instruments have been prepared and executed by the President and Secretary of the Association, the instruments shall be delivered to the requesting unit owners upon payment by such unit owners of all charges and expenses incurred by the Association for the preparation of such instruments and documents. The reallocation of boundaries and the instruments shall be effective only when signed by the requesting unit owners and recorded with the Register of Deeds for Milwaukee County, Wisconsin. The effective date shall be the date of recording.

13.5 *No Subdivision.* No unit in RIDGEWOOD VILLAGE may be subdivided or separated, except that units which have reallocated 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 70% of the unit as originally declared by this Declaration. The procedures for separation of units which have reallocated boundaries shall be as stated in the Act.

14. 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, unless in the case of damage or destruction, the repair or reconstruction of which would exceed the sum of $100,000, by affirmative vote and written consent of at least 75% of the votes in the Association within 90 days of the date of the damage or destruction, it is determined not to rebuild or repair. 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.

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 shall be substantially the same as prior to damage or destruction. 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 15 hereof. The Association shall have the right to levy assessments as a common expense against all unit owners in the event that the proceeds of any insurance collected are insufficient to pay the estimated or actual costs of repair or reconstruction.

15. INSURANCE.

The Board of Directors of the Association shall provide and maintain fire and broad form extended coverage insurance on the buildings and any other common elements and any portion thereof 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. 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 servants, agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more unit owners, or the Association, or their servants, agents and 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.

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 14 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.

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 directs the Board of Directors to include in such policies for his additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any unit owner, at his own expense, to provide any additional insurance coverage on his improvements or on his unit which will not duplicate any insurance provided by the Association of Unit Owners.

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 may 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. LIABILITY FOR COMMON EXPENSES.

The costs of administration of the Association, insurance, repair, maintenance and other expenses of the common elements and facilities and limited common elements, including common services provided to the unit owners such as water and electricity for common areas, trash removal, snow removal, and repair and maintenance of landscaping, streets, walks, drives, 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 unit ownership from liability for his 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 unit; and no conveyance shall relieve the unit owner-grantor or his unit of such liability, and he shall be jointly, severally and personally liable along with his grantee in any such conveyance for the common expenses incurred up to the date of sale, until all expenses charged to his unit have been paid.

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 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 accelerate annual assessments remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association.

17. PARTITION OF COMMON ELEMENTS PROHIBITED.

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 com-

mon 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.

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

The percentage of the undivided 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 utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the 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 *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. FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT 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, and except as provided in Section 22 herein, this Declaration may be amended with the written consent of not less than seventy-five percent (75%) of the unit owners and mortgagees. Prior to the completion of construction and the 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 Milwaukee 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. ANNEXATIONS TO RIDGEWOOD VILLAGE.

22.1 ***Right to Annex.*** Declarant hereby reserves the right and option unto itself, its successors or assigns, in its sole discretion, at any time and from time to time within a period of seven (7) years after the date of recording this Declaration in the office of the Register of Deeds for Milwaukee County, Wisconsin, to annex and add to RIDGEWOOD VILLAGE, and include as property subject to this Declaration, in any sequence whatsoever, all or any part of the real estate and improvements described as follows and described as Future Phases in the Condominium Plat attached hereto:

RIDGEWOOD VILLAGE — Future Phases

THAT PART OF PARCEL 1 AND ALL OF OUTLOT "A" OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 24, T 6 N, R 21 E, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" IN CERTIFIED SURVEY MAP NO. 4507; THENCE SOUTH 88° 38' 16" WEST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 377.14 FT. TO A POINT: THENCE SOUTH 31° 00' 33" WEST ALONG THE NORTHWESTERLY LINE OF SAID MAP 253.13 FT. TO A POINT: THENCE SOUTH 58° 59' 27" EAST 113.00 FT. TO A POINT:

THENCE SOUTH 31 °00' 33" WEST 109.28 FT. TO A POINT: THENCE SOUTH 21 °48' 57" EAST 138.25 FT. TO A POINT: THENCE NORTH 88 ° 41' 03" EAST 129.98 FT. TO A POINT: THENCE SOUTH 01 ° 18' 57" EAST 119.00 FT. TO A POINT IN THE SOUTH LINE OF SAID MAP: THENCE NORTH 88 °41' 03" EAST ALONG THE SOUTH LINE OF SAID MAP 120.45 FT. TO A POINT: THENCE NORTH 00 °28' 08" WEST ALONG THE EASTERLY LINE OF SAID MAP 270.00 FT. TO A POINT: THENCE NORTH 88 °41' 03" EAST 167.50 FT. TO A POINT: THENCE NORTH 03 ° 59' 03" WEST ALONG THE EASTERLY LINE OF SAID MAP 96.73 FT. TO A POINT OF CURVE: THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID MAP 49.59 FT. ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHWEST WHOSE RADIUS IS 60.00 FT. AND WHOSE CHORD BEARS NORTH 27 °39' 47" WEST 48.19 FT. TO A POINT OF REVERSE CURVE: THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID MAP 137.57 FT. ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHEAST WHOSE RADIUS IS 60.00 FT. AND WHOSE CHORD BEARS NORTH 14 °20' 34" EAST 109.36 FT. TO A POINT: THENCE NORTH 00 °28' 08" WEST ALONG THE EASTERLY LINE OF SAID MAP 100.40 FT. TO THE POINT OF BEGINNING.

In the event of such annexation, Declarant or its successors or assigns shall be entitled to construct on the property described above and to annex to RIDGEWOOD VILLAGE, and submit to the condominium form of ownership hereunder, a maximum of forty (40) 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 building constructed and submitted to the condominium form of ownership hereunder. Such additional units, at the sole discretion of Declarant, may be in the form of multi-unit buildings containing 2 to 24 units per building, generally comparable to the units submitted to the Declaration hereunder. RIDGEWOOD VILLAGE may ultimately consist of a residential condominium of fifty-six (56) units if all of the Future Phases are annexed to the condominium. All units, unit owners and occupants, and the common and limited common elements and facilities of the said Future Phases, if and when the said Future Phases or a portion thereof is so annexed, shall be in all respects subject to the provisions, restrictions, covenants, terms and conditions of the 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 annexation, or any one in a series of annexations, 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 all purposes, including ownership, common surplus, and the proportionate share of common expenses to be paid by each unit, but exclusive of voting rights, on the basis of the total number of condominium units then subject to this Declaration, including those in the annexation, utilizing the formula set forth in Section 9 herein. Such percentages shall pertain to the prior condominium property as well as the property then annexed and added to

RIDGEWOOD VILLAGE. Each unit, including units in any annexation, shall be entitled to one (1) vote in the Association per unit.

22.3 ***Amendments to Declaration.*** Any such annexation, or series of annexations, shall be accomplished by Declarant in each case through the filing and recording in the office of the Register of Deeds for Milwaukee County, Wisconsin, of (i) an Amendment to this Declaration which shall set forth among other things the legal description of the properties being annexed and added to the condominium, and the new percentage interests and voting rights of the Unit Owners, and (ii) an Amendment to the Condominium Plat which shall include details and information concerning the annexed property as required in the original Condominium Plat, and which Amendments shall otherwise be in compliance with requirements of the Act. Such Amendments 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. A copy of any Amendment or Amendments shall be mailed or personally delivered to each unit owner at his address on file with the Association. Except as may be required by applicable law and ordinances, there shall be no limitation on the order in which portions of the Future Phases may be annexed to the condominium, or the determination of the boundaries of such future phases and annexed parcels.

22.4 ***Existing Mortgages.*** Upon the effective date of any annexation, 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 Annex.*** No portion or portions of the Future Phase shall be subject to any of the provisions of the Condominium Instruments unless and until an Amendment to the Declaration is recorded by Declarant annexing such portion or portions to the condominium. Upon the expiration of the said seven-year (7) period, no portions of the Future Phase which have not theretofore been made part of or annexed to the condominium shall thereafter be annexed 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 annexation of the Future Phases, or expansion of RIDGEWOOD VILLAGE; nor shall anything contained herein be deemed to grant or create a right in unit owners under this Declaration with respect to such annexation or expansion.

22.6 ***Binding Effect.*** Each unit owner and each mortgagee, grantee, heir, personal representative, successor and assign of such unit owner, by such person's or entity's acceptance of any deed or mortgage or other interest in or with respect to any Unit Ownership, shall be deemed to have expressly agreed and consented to (i) each and all of the provisions of this Section 22, (ii) the recording of each Amendment to the Declaration which may amend and adjust such person's or entity's respective percentage of ownership interest in the aggregate common elements from time to time as provided in this Section 22, and (iii) all of the provisions of each Amendment to condominium declaration which may hereafter be recorded in accordance with the provisions of this paragraph.

22.7 ***Easements.*** Declarant expressly declares, reserves and excepts access and development easements across the Phase I lands subject to this Declaration for the benefit of, and as necessary in connection with, the development and use of the Future Phases land owned

ed by the Declarant, its successors and assigns. Included in this reservation are easements for purposes of access and rights-of-way across Phase I for the benefit of Future Phases owned by Declarant, and as may be necessary in connection with development, construction, and sale of Future Phases, which easements shall be effective whether or not the said Future Phases land or any part thereof is ultimately annexed to RIDGEWOOD VILLAGE. Each and every owner and occupant of the Future Phases or any part thereof shall have by virtue hereof a non-exclusive easement over, upon, across and through the common elements of RIDGEWOOD VILLAGE, for the purpose of reasonable ingress to and egress from and between the Future Phases or any part thereof and all public and private ways which adjoin the property. Each unit owner, by acceptance of any deed to any unit hereunder, shall be deemed to grant to the Declarant, its successors or 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, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

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 Kenneth C. Kurtz, 8429 Kenyon Avenue, Wauwatosa, Wisconsin 53226, 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 Secretary of State 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 fifty-six (56) 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 a majority of the unit owners 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 of any first mortgage or land contract upon a unit in RIDGEWOOD VILLAGE ("Mortgagee"), upon the submission of a request to the Association in writing delivered to the Resident Agent as specified herein, 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 the 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;

25.1.3 Written notice of any damage or destruction to the common elements of the Condominium, including the building structure, fixtures and equipment which are a part of the common elements, which is in an aggregate amount exceeding $5,000, at such time as such damage or destruction is known to the Board of Directors.

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 75% of the units 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 annexations to the Condominium;

25.2.2 Partition or subdivide any unit or common elements of the Condominium, except that with respect to reallocation 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.

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 Dixon Home Service Corporation, Declarant, has caused this document to be executed by its duly authorized officers at Greenfield, Wisconsin as of the date first set forth above.

DIXON HOME SERVICE CORPORATION,
an Illinois Corporation

By C. Steven Sjogren
C. Steven Sjogren, Chairman

Attest Durwood D. Hawkins
Durwood D. Hawkins, President

AUTHENTICATION

Signatures of C. Steven Sjogren and Durwood D. Hawkins authenticated this 26th day of February, 1985.

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

This instrument was drafted by:
David L. Petersen
Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

Petersen 244 declar

RETURN TO:
David L. Petersen
Quarles & Brady

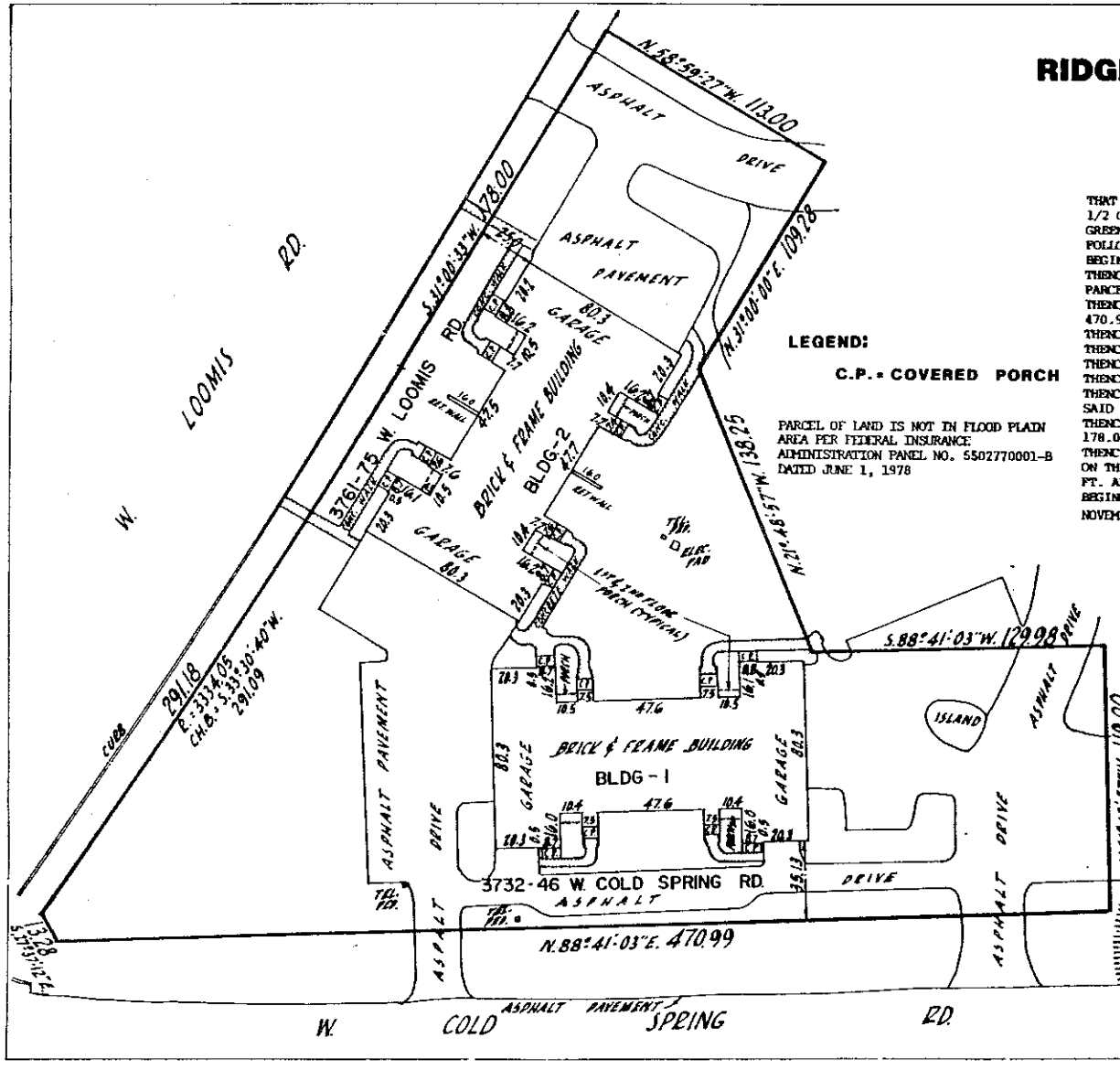
RIDGEWOOD VILLAGE , A CONDOMINIUM

PHASE - I

LEGAL DESCRIPTION

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T 6 N, R 21 E, IN THE CITY GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1:
THENCE SOUTH 27° 37' 12" EAST 13.28 FT. TO A POINT IN THE SOUTH LINE OF SAID PARCEL 1:
THENCE NORTH 88° 41' 03" EAST ALONG THE SOUTH LINE OF PARCEL 1 AFORESAID 470.99 FT. TO A POINT:
THENCE NORTH 01° 18' 57" WEST 119.00 FT. TO A POINT:
THENCE SOUTH 88° 41' 03" WEST 129.98 FT. TO A POINT:
THENCE NORTH 21° 48' 57" WEST 138.25 FT. TO A POINT:
THENCE NORTH 31° 00' 00" EAST 109.28 FT. TO A POINT:
THENCE NORTH 58° 59' 27" WEST 113.00 FT. TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 1:
THENCE SOUTH 31° 00' 33" WEST ALONG THE NORTHWESTERLY LINE OF PARCEL 1 AFORESAID 178.00 FT. TO A POINT OF CURVE:
THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 AFORESAID 291.18 FT ON THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST WHOSE RADIUS IS 3334.05 FT. AND WHOSE CHORD BEARS SOUTH 33° 30' 40" WEST 291.09 FT. TO THE POINT OF BEGINNING.

NOVEMBER 13, 1984 SURVEY NO. 148867-M-1



LEGEND:

C.P. = COVERED PORCH

PARCEL OF LAND IS NOT IN FLOOD PLAIN AREA PER FEDERAL INSURANCE ADMINISTRATION PANEL NO. 5502770001-B DATED JUNE 1, 1978

I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RIDGEWOOD VILLAGE CONDOMINIUM AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

Kenneth E Berke
KENNETH E BERKE, REGISTERED LAND SURVEYOR
REGISTRATION NO. S-107

WISCONSIN
KENNETH E. BERKE
S-107
MILWAUKEE, WIS.
LAND SURVEYOR

RIDGEWOOD VILLAGE
CONDOMINIUM PLAT-PAGE 1 OF 10

REEL 1729 IMAGE 2221

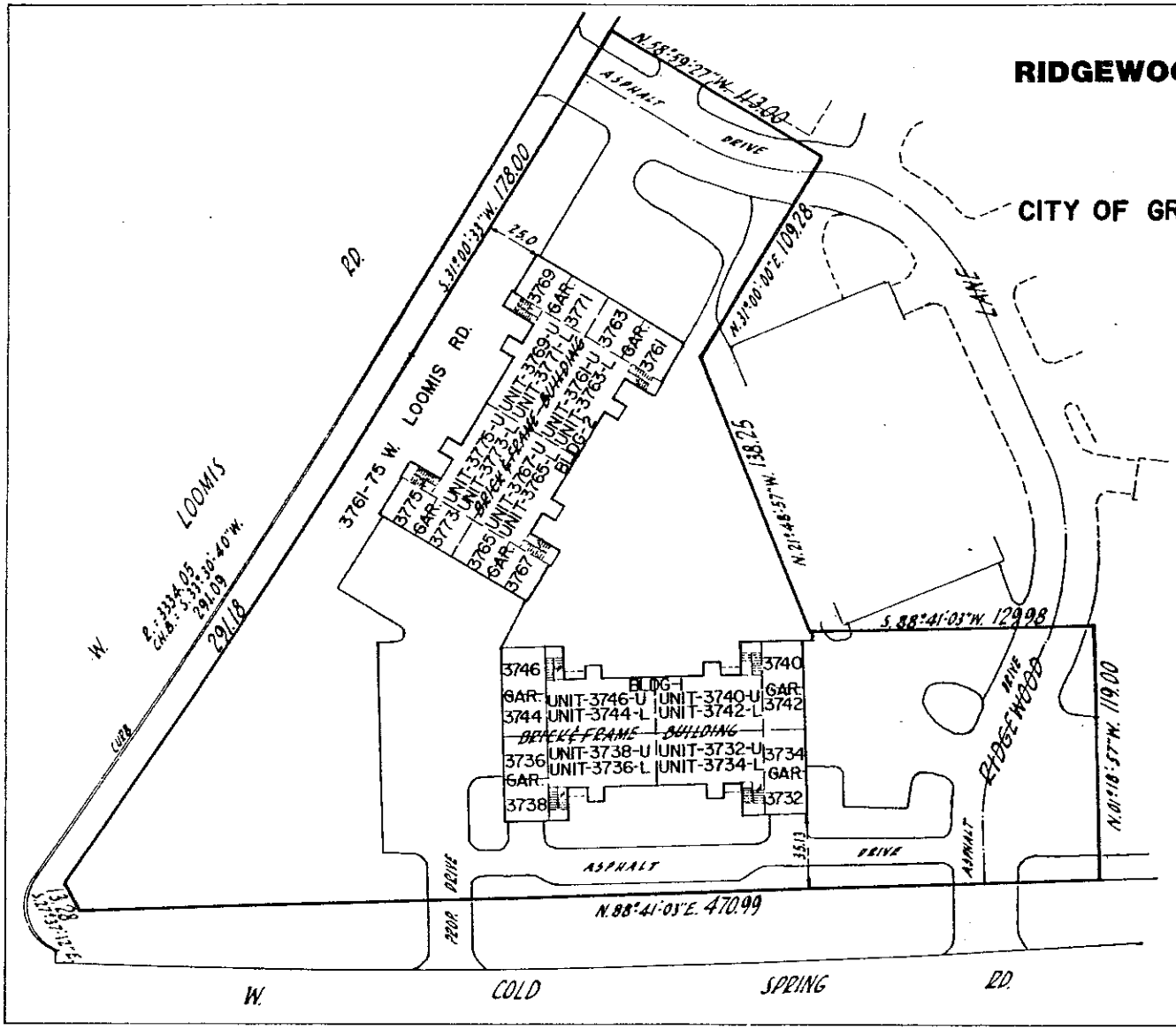
20

RIDGEWOOD VILLAGE ,A CONDOMINIUM

PHASE - I

SITE PLAN

CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



REEL 1729 IMG 2222

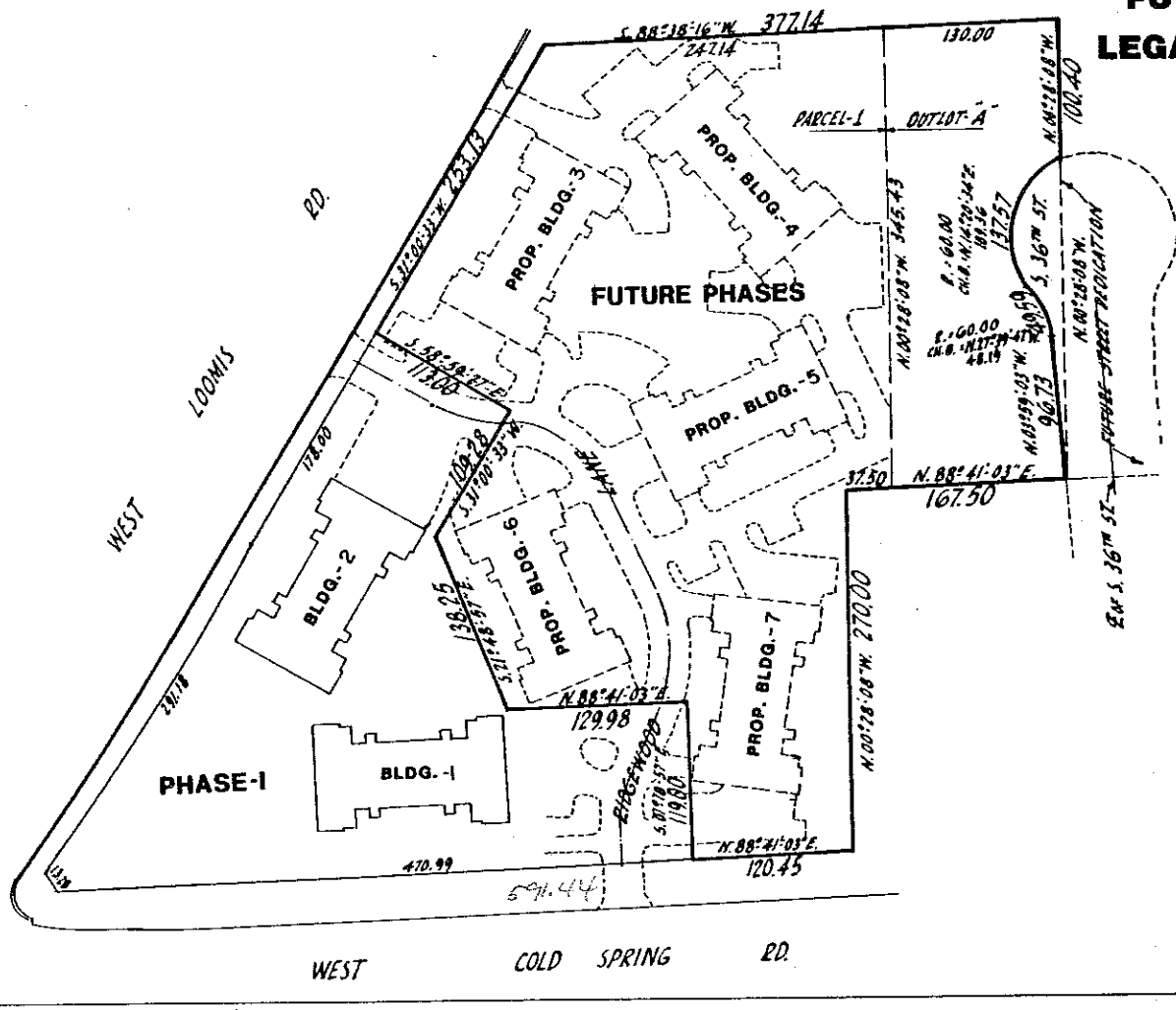
RIDGEWOOD VILLAGE

CONDOMINIUM PLAT-PAGE 2 OF 10

RIDGEWOOD VILLAGE ,A CONDOMINIUM

FUTURE PHASES

LEGAL DESCRIPTION



THAT PART OF PARCEL 1 AND ALL OF OUTLOT "A" OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T 6 N, R 21 E, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

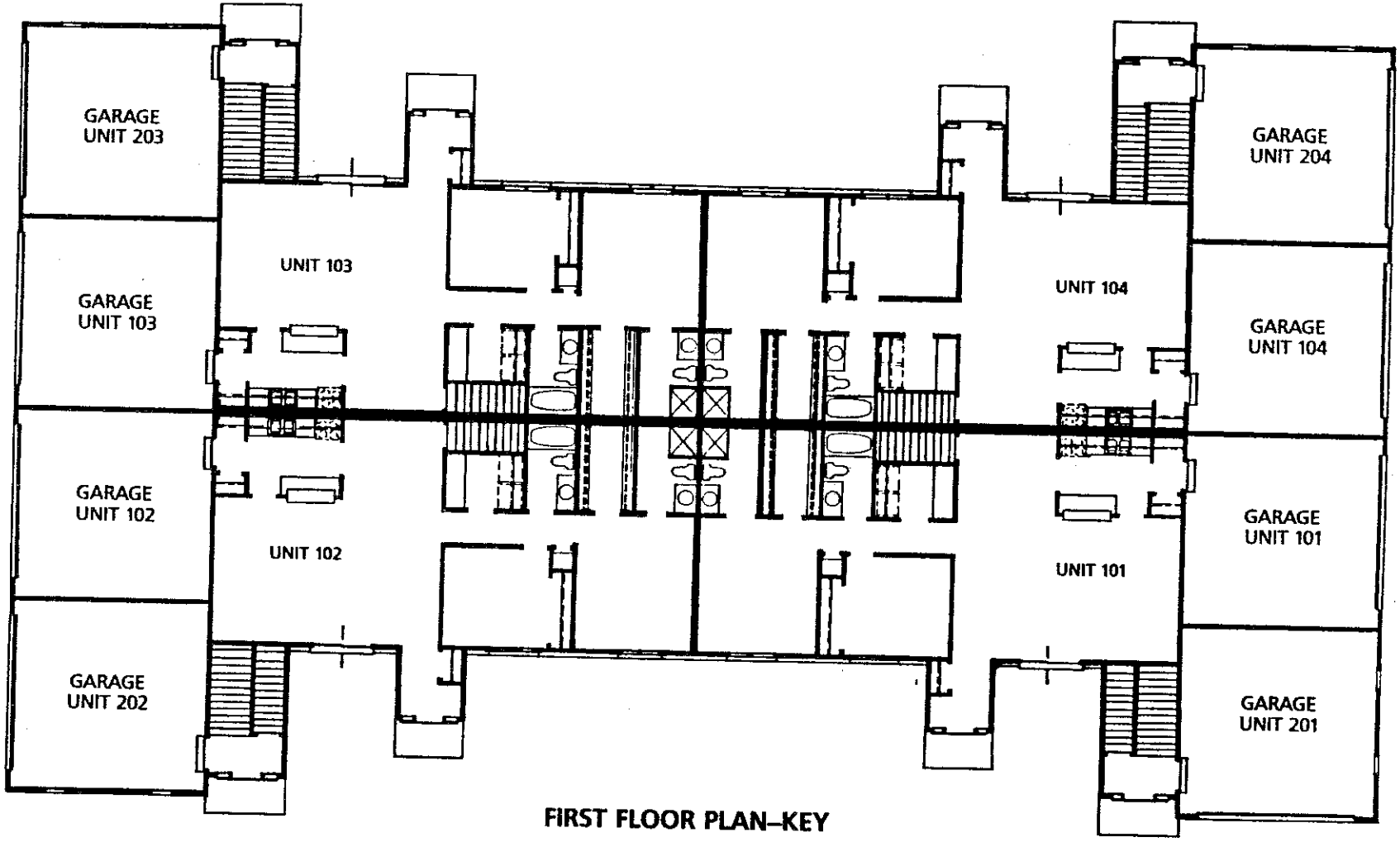
BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" IN CERTIFIED SURVEY MAP NO. 4507;
THENCE SOUTH 88° 38' 16" WEST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 377.14 FT. TO A POINT:
THENCE SOUTH 31° 00' 33" WEST ALONG THE NORTHWESTERLY LINE OF SAID MAP 253.13 FT. TO A POINT:
THENCE SOUTH 58° 59' 27" EAST 113.00 FT. TO A POINT:
THENCE SOUTH 31° 00' 33" WEST 109.28 FT. TO A POINT:
THENCE SOUTH 21° 48' 57" EAST 138.25 FT. TO A POINT:
THENCE NORTH 88° 41' 03" EAST 129.98 FT. TO A POINT:
THENCE SOUTH 01° 18' 57" EAST 119.00 FT. TO A POINT IN THE SOUTH LINE OF SAID MAP:
THENCE NORTH 88° 41' 03" EAST ALONG THE SOUTH LINE OF SAID MAP 120.45 FT. TO A POINT:
THENCE NORTH 00° 28' 08" WEST ALONG THE EASTERLY LINE OF SAID MAP 270.00 FT. TO A POINT:
THENCE NORTH 88° 41' 03" EAST 167.50 FT. TO A POINT:
THENCE NORTH 03° 59' 03" WEST ALONG THE EASTERLY LINE OF SAID MAP 96.73 FT. TO A POINT OF CURVE:
THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID MAP 49.59 FT. ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHWEST WHOSE RADIUS IS 60.00 FT AND WHOSE CHORD BEARS NORTH 27° 39' 47" WEST 48.19 FT. TO A POINT OF REVERSE CURVE:
THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID MAP 137.57 FT ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHEAST WHOSE RADIUS IS 60.00 FT. AND WHOSE CHORD BEARS NORTH 14° 20' 34" EAST 109.36 FT. TO A POINT:
THENCE NORTH 00° 28' 08" WEST ALONG THE EASTERLY LINE OF SAID MAP 100.40 FT. TO THE POINT OF BEGINNING.

NOVEMBER 13, 1984 SURVEY NO. 148867-M-2

RIDGEWOOD VILLAGE

CONDOMINIUM PLAT - PAGE 3 OF 10

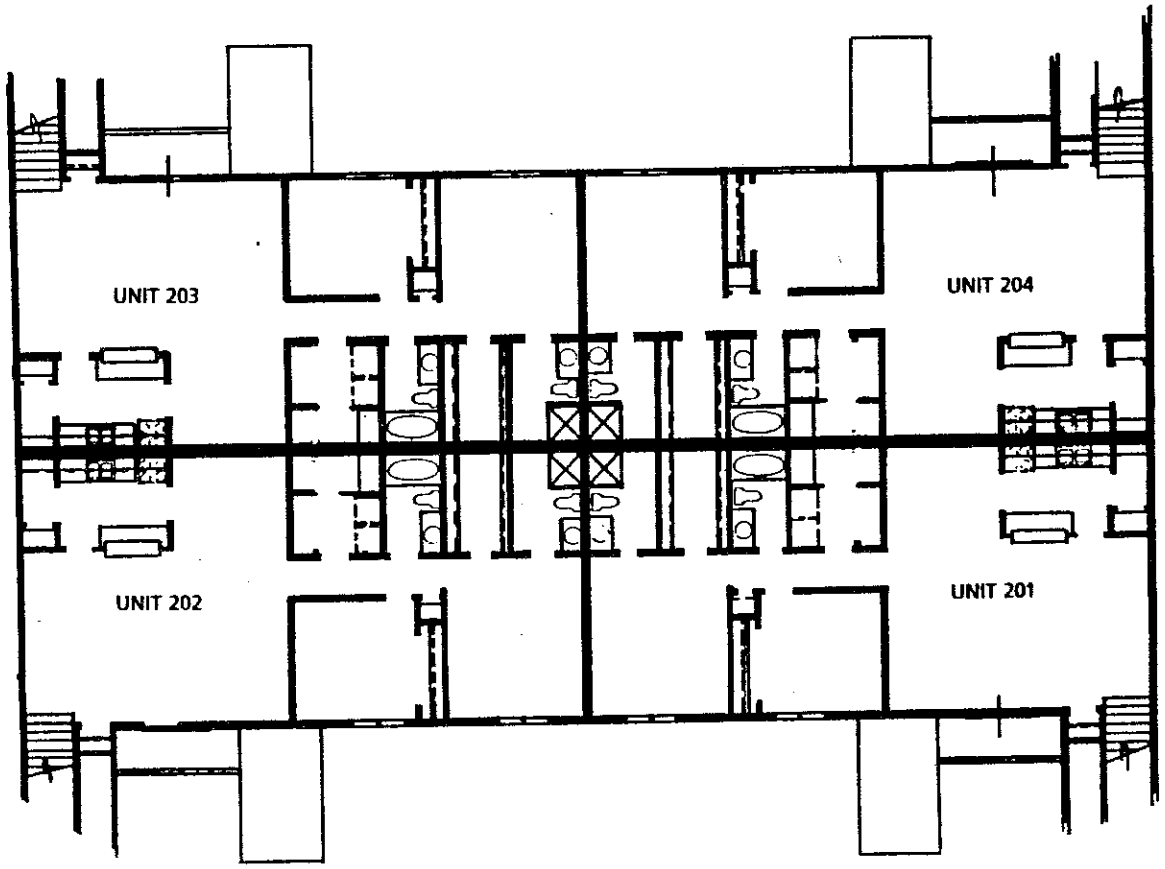
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



FIRST FLOOR PLAN–KEY

REEL 1729 IMAGE 224

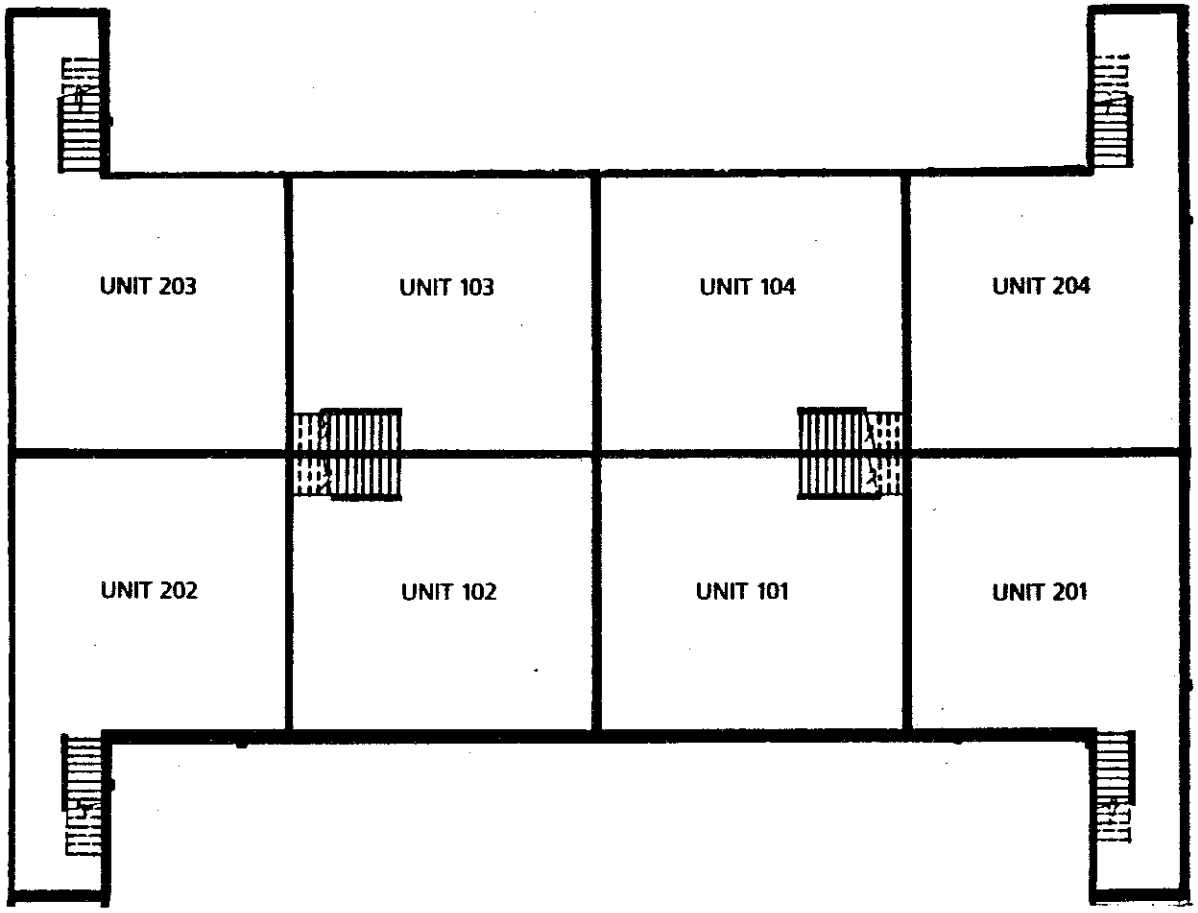
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



SECOND FLOOR PLAN–KEY

REEL 1723 IMAGE 0050

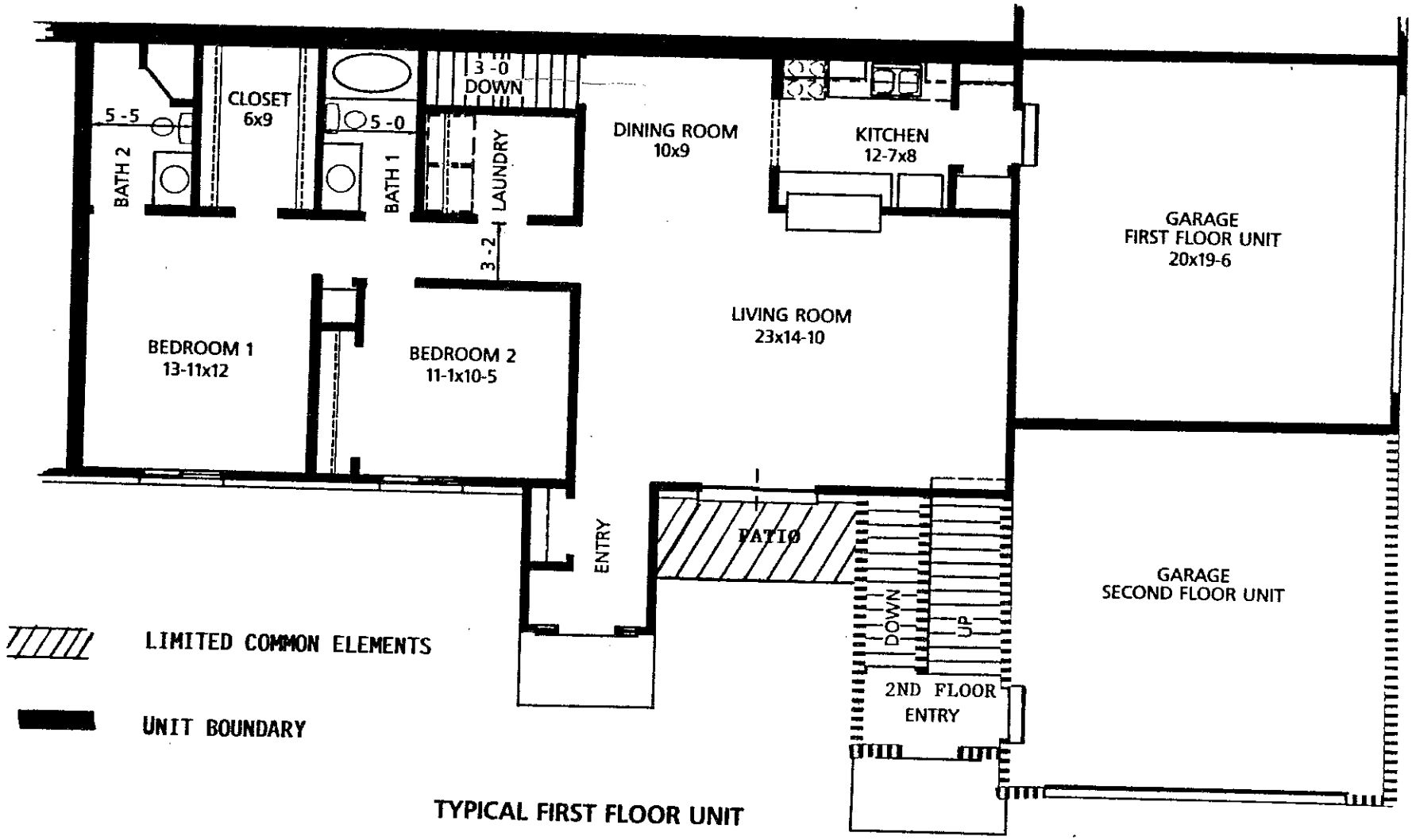
CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



FOUNDATION PLAN–KEY

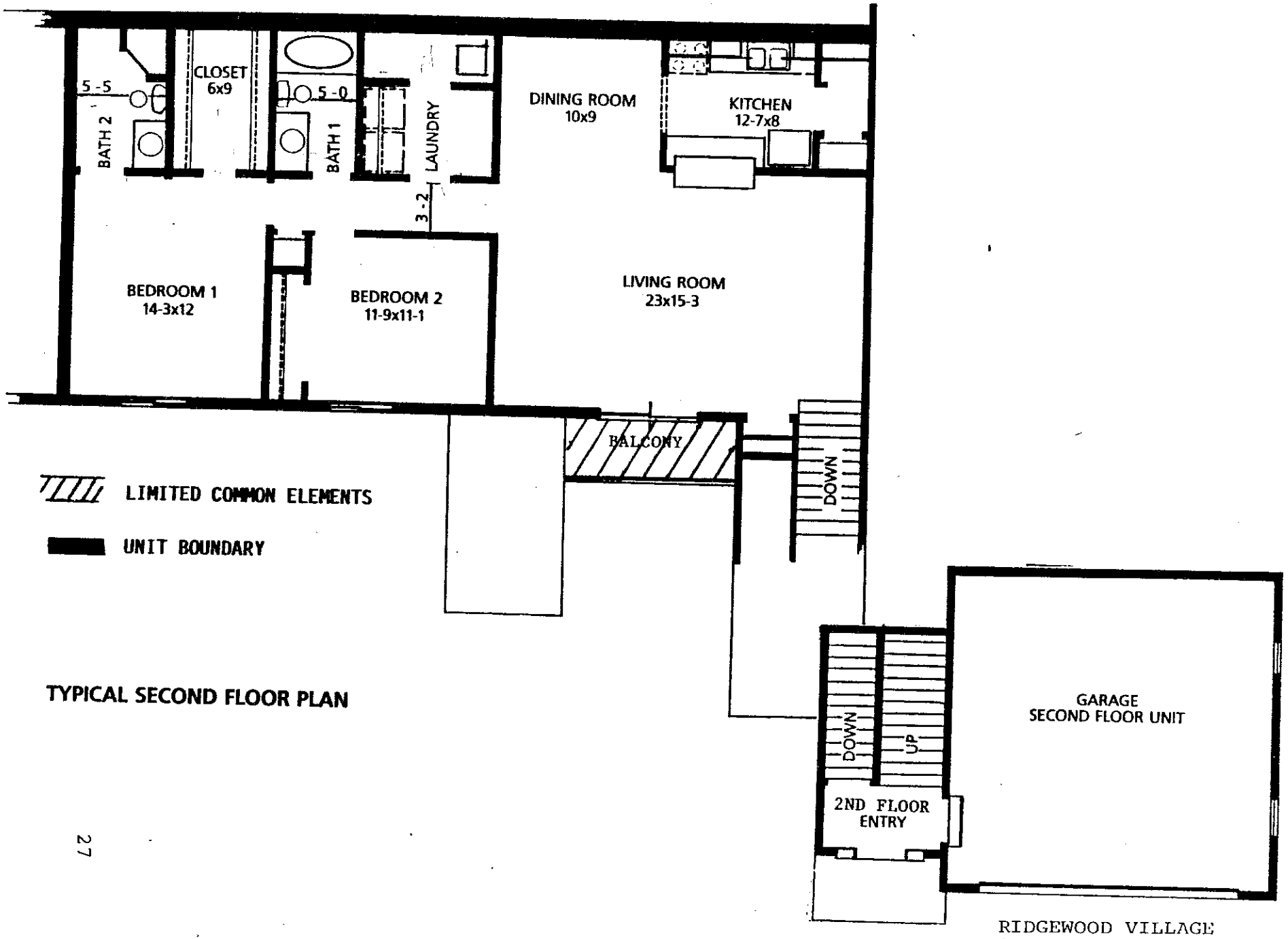
REEL 1729 IMAGE 0226

CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



TYPICAL FIRST FLOOR UNIT

CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

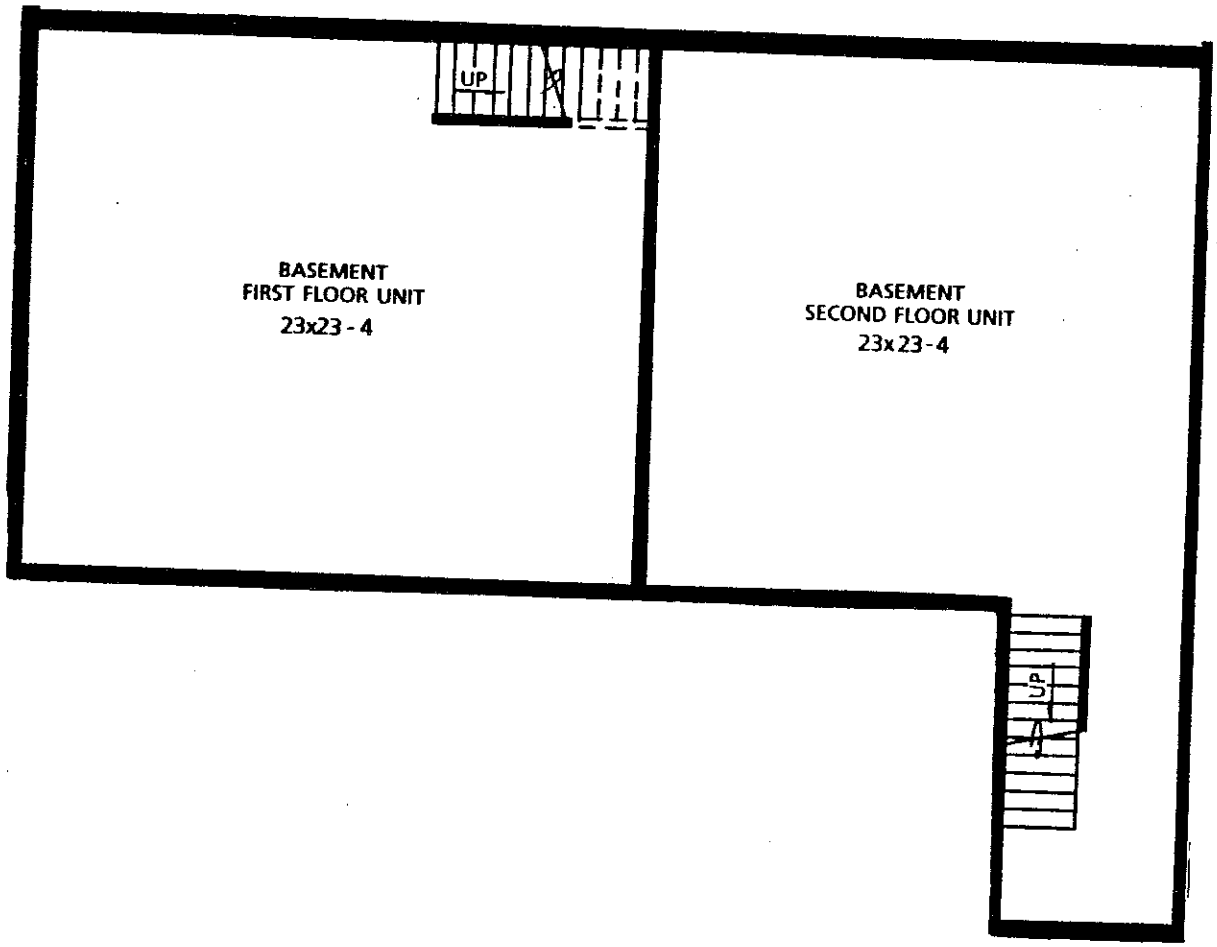


TYPICAL SECOND FLOOR PLAN

27

REEL 1729 IMG 2222

CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN



TYPICAL FOUNDATION PLAN

28

REEL 1729 IMAGE 229

CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

RIDGEWOOD VILLAGE, A CONDOMINIUM

Unit Numbers and Addresses

Phase I

Unit No.	Bldg. No.	Street Address
3732	1	3732 West Coldspring Road
3734	1	3734 West Coldspring Road
3736	1	3736 West Coldspring Road
3738	1	3738 West Coldspring Road
3740	1	3740 West Coldspring Road
3742	1	3742 West Coldspring Road
3744	1	3744 West Coldspring Road
3746	1	3746 West Coldspring Road
3761	2	3761 West Loomis Road
3763	2	3763 West Loomis Road
3765	2	3765 West Loomis Road
3767	2	3767 West Loomis Road
3769	2	3769 West Loomis Road
3771	2	3771 West Loomis Road
3773	2	3773 West Loomis Road
3775	2	3775 West Loomis Road

RETURN TO:
Paul L. Peterson
Quarles & Brady
411 East Wisconsin Ave
Milwaukee, WI 53202

167
68 ✓ REEL 1850 IMAGE 183 16 units

RETURN TO:

David L. Petersen
Quarles & Brady
780 North Water St.
Milwaukee, WI 53202

Part 1 of 2

AMENDMENT TO CONDOMINIUM DECLARATION OF RIDGEWOOD VILLAGE, A CONDOMINIUM (PHASE II)

5890702

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 8:25 AM
FEB 24 1986
REEL 1850 IMAGE 183 to 197 inc.
REGISTER OF DEEDS

THIS AMENDMENT is made this 7th day of February, 1986, by DIXON HOME SERVICE CORPORATION OF ILLINOIS, an Illinois corporation (hereinafter "Declarant"), pursuant to the Condominium Declaration for RIDGEWOOD VILLAGE, A CONDOMINIUM recorded on February 28, 1985 in the Office of the Register of Deeds for Milwaukee County, Wisconsin in Reel 1729, Images 205 to 230, inclusive, as Document No. 5790328 (the "Declaration"), and pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter the "Act").

5890702 #
RECORD 32.00

1. **Statement of Declaration.**

The purpose of this Amendment is to annex and submit the land hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of RIDGEWOOD VILLAGE, A CONDOMINIUM in the manner provided by the Act and the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on pages 1 and 2 of the Condominium Plat (Phase II) attached hereto, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which are hereby submitted to the condominium form of ownership as a part of RIDGEWOOD VILLAGE as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for RIDGEWOOD VILLAGE. All provisions hereof and of the Declaration shall be deemed to run with the land described 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. **Legal Description.**

The real estate described hereinafter and described as Phase II in the Condominium Plat (Phase II) attached hereto, together with all buildings and improvements constructed or to be constructed thereon, are hereby annexed to RIDGEWOOD VILLAGE and are subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed on the real estate are more fully described in the building and floor plans attached hereto as a part of the Condominium Plat (Phase II), which show the layout, locations, unit numbers, and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

32.00

Phase II

That part of Parcel 1 of Certified Survey Map No. 4507, being a part of the South 1/2 of the SE 1/4 of the NW 1/4 of Section 24, T 6 N, R 21 E, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Beginning at the Southeast Corner of Parcel 1 in Certified Survey Map No. 4507:
Thence South 88° 41' 03" West 120.44 Ft. to a Point:
Thence North 01° 18' 57" West 119.00 Ft. to a Point:
Thence South 88° 41' 03" West 129.98 Ft. to a Point:
Thence North 21° 48' 57" West 138.25 Ft. to a Point:
Thence North 31° 00' 00" East 99.28 Ft. to a Point:
Thence South 58° 52' 33" East 182.73 Ft. to a Point:
Thence North 89° 31' 52" East 95.00 Ft. to a Point:
Thence South 00° 28' 08" East 233.00 Ft. to the Point of Beginning.

3. **Effect of Annexation.**

By this Amendment to the Declaration, two (2) buildings containing or to contain sixteen (16) condominium units are annexed and added to RIDGEWOOD VILLAGE, and subjected to the Declaration. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles of Incorporation and By-Laws of Ridgewood Village Condominium Association, Inc., and such restrictions, rules and regulations as may be promulgated thereunder, shall be applicable to the Property and units hereby annexed to the condominium.

By reason of this Amendment and the annexation of the said sixteen (16) additional residential units to RIDGEWOOD VILLAGE, as of the effective date hereof, the original Declaration is amended in the following respects only:

3.1 *Number of Units.* There are a total of Four (4) main residential buildings in RIDGEWOOD VILLAGE, comprising a total of Thirty-Two (32) residential units.

3.2 *Percentage Interest.* The percentage of undivided ownership interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including proportionate payment of common expenses, but exclusive of voting, shall be 3.125%, determined by dividing the number one (1) by the number thirty-two (32). Each unit shall be entitled to one (1) vote at meetings of the Association.

4. **Effective Date**

The effective date of this Amendment shall be the date it is recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin.

IN WITNESS WHEREOF, this Amendment has been executed by duly authorized officers of Dixon Home Service Corporation of Illinois, Declarant, as of the date first set forth above.

DIXON HOME SERVICE CORPORATION
OF ILLINOIS, an Illinois corporation

By _____
C. Steven Sjogren, Chairman

Attest _____
Durwood D. Hawkins, President

AUTHENTICATION

Signatures of C. Steven Sjogren and Durwood D. Hawkins authenticated this 7th day of February, 1986.

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

This instrument was drafted by:

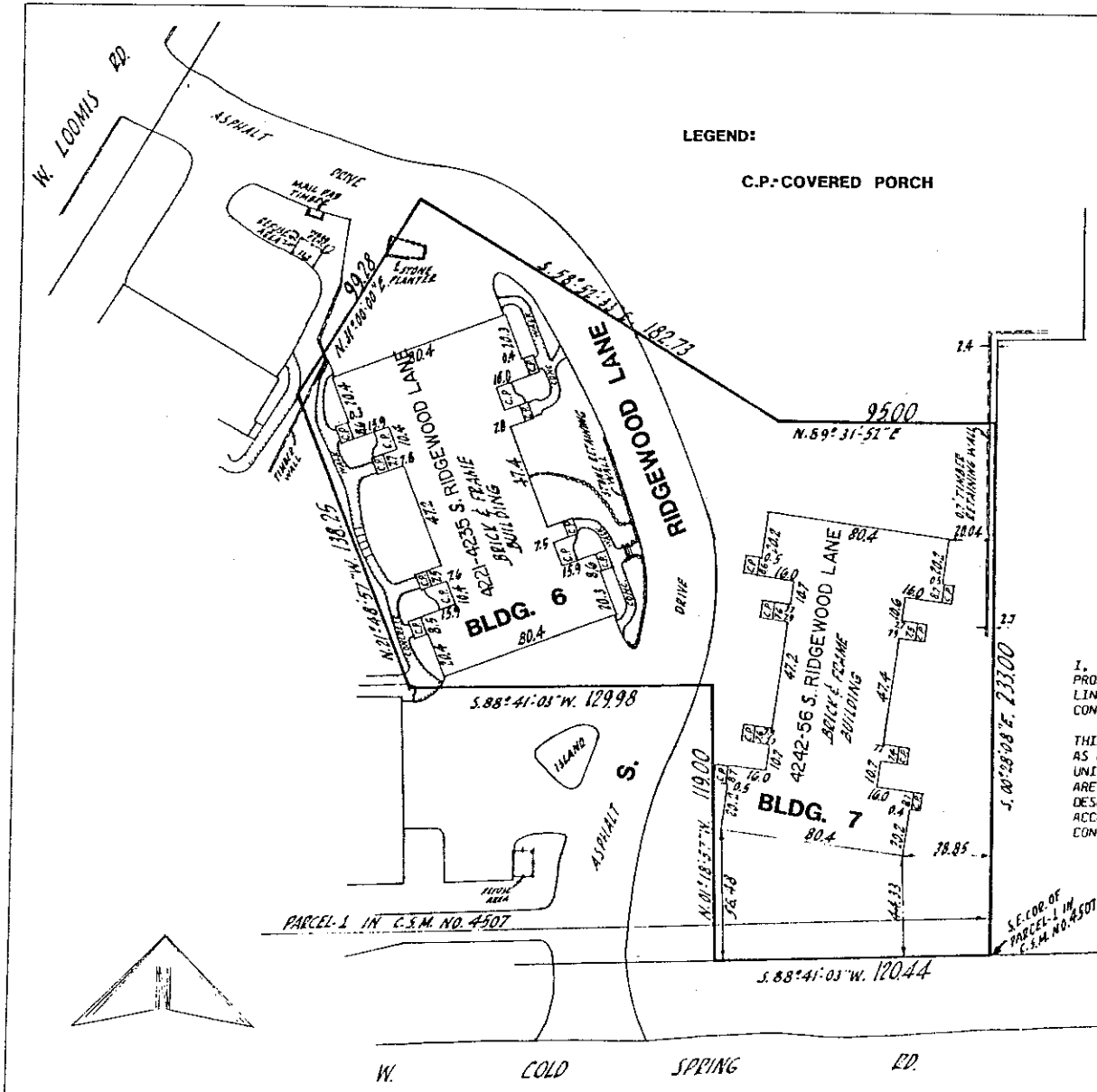
David L. Petersen
Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

177 368 amend

CONDOMINIUM PLAT

RIDGEWOOD VILLAGE, A CONDOMINIUM

PHASE-II



LEGEND:

C.P.-COVERED PORCH

LEGAL DESCRIPTION

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T 6 N, R 21 E, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 IN CERTIFIED SURVEY MAP NO. 4507:
THENCE SOUTH 88° 41' 03" WEST 120.44 FT. TO A POINT:
THENCE NORTH 01° 18' 57" WEST 119.00 FT. TO A POINT:
THENCE SOUTH 88° 41' 03" WEST 129.98 FT. TO A POINT:
THENCE NORTH 21° 48' 57" WEST 138.25 FT. TO A POINT:
THENCE NORTH 31° 00' 00" EAST 99.28 FT. TO A POINT:
THENCE SOUTH 58° 52' 33" EAST 182.73 FT. TO A POINT:
THENCE NORTH 89° 31' 52" EAST 95.00 FT. TO A POINT:
THENCE SOUTH 00° 28' 08" EAST 233.00 FT. TO THE POINT OF BEGINNING.

OCTOBER 16, 1985

SURVEY NO. 149013-S-2

I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RIDGEWOOD VILLAGE CONDOMINIUM AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYORS MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

Kenneth E Berke (SEAL)

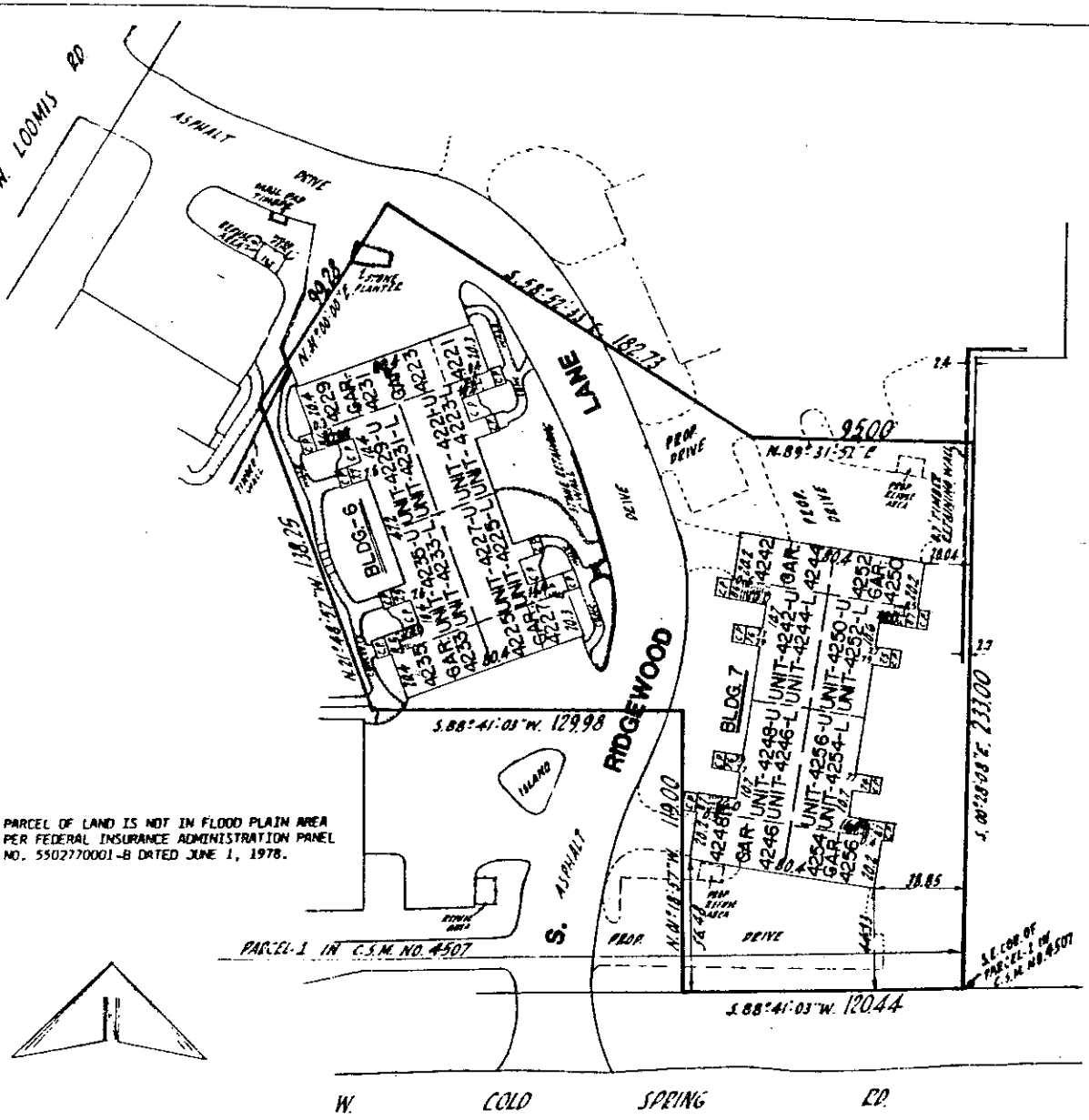
KENNETH E BERKE, REGISTERED LAND SURVEYOR S 107

RIDGEWOOD VILLAGE

MILWAUKEE COUNTY.

REEL 1850 IMG 186

RIDGEWOOD VILLAGE, A CONDOMINIUM
PHASE-II
SITE PLAN



PARCEL OF LAND IS NOT IN FLOOD PLAIN AREA PER FEDERAL INSURANCE ADMINISTRATION PANEL NO. 5502770001-B DATED JUNE 1, 1978.

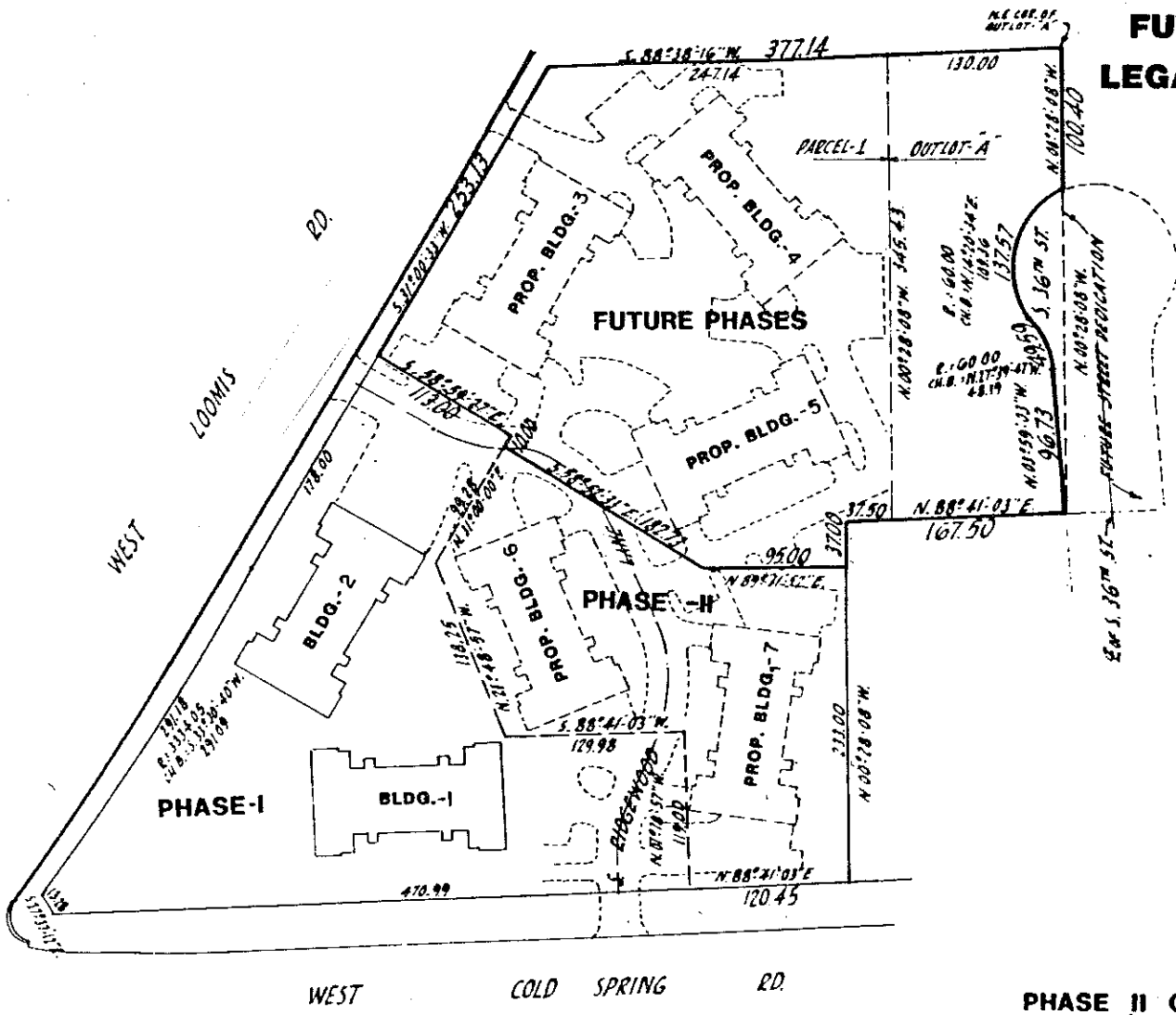
RIDGEWOOD VILLAGE

MILWAUKEE COUNTY.

PHASE II CONDOMINIUM PLAT - PAGE 2 OF 12

REEL 1850 IMAG 187

RIDGEWOOD VILLAGE ,A CONDOMINIUM



FUTURE PHASES LEGAL DESCRIPTION

THAT PART OF PARCEL 1 AND ALL OF OUTLOT "A" OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T 6 N, R 21 E, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" IN CERTIFIED SURVEY MAP NO. 4507: THENCE SOUTH 88° 38' 16" WEST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 377.14 FT. TO A POINT:
THENCE SOUTH 31° 00' 33" WEST ALONG THE NORTHWESTERLY LINE OF SAID MAP 253.13 FT. TO A POINT:
THENCE SOUTH 58° 59' 27" EAST 113.00 FT. TO A POINT:
THENCE SOUTH 31° 00' 00" WEST 10.00 FT. TO A POINT:
THENCE SOUTH 58° 52' 33" EAST 182.73 FT. TO A POINT:
THENCE NORTH 89° 31' 52" EAST 95.00 FT. TO A POINT:
THENCE NORTH 00° 28' 08" WEST 37.00 FT. TO A POINT:
THENCE NORTH 88° 41' 03" EAST 167.50 FT. TO A POINT:
THENCE NORTH 03° 59' 03" WEST ALONG THE EASTERLY LINE OF SAID MAP 96.73 FT. TO A POINT OF CURVE:
THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID MAP 49.59 FT. ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHWEST WHOSE RADIUS IS 60.00 FT. AND WHOSE CHORD BEARS NORTH 27° 39' 47" WEST 48.19 FT. TO A POINT OF REVERSE CURVE:
THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID MAP 137.57 FT. ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHEAST WHOSE RADIUS IS 60.00 FT. AND WHOSE CHORD BEARS NORTH 14° 20' 34" EAST 109.36 FT. TO A POINT:
THENCE NORTH 00° 28' 08" WEST ALONG THE EASTERLY LINE OF SAID MAP 100.40 FT. TO THE POINT OF BEGINNING.

REEL 1850 IMAGE 188

FUTURE PHASES

THIS SURVEY DESCRIBES THE LAND ADJACENT TO RIDGEWOOD VILLAGE, A CONDOMINIUM WHICH MAY IN ITS ENTIRETY OR IN PORTIONS THEREOF BE ANNEXED AND ADDED TO RIDGEWOOD VILLAGE, A CONDOMINIUM IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.

RIDGEWOOD VILLAGE

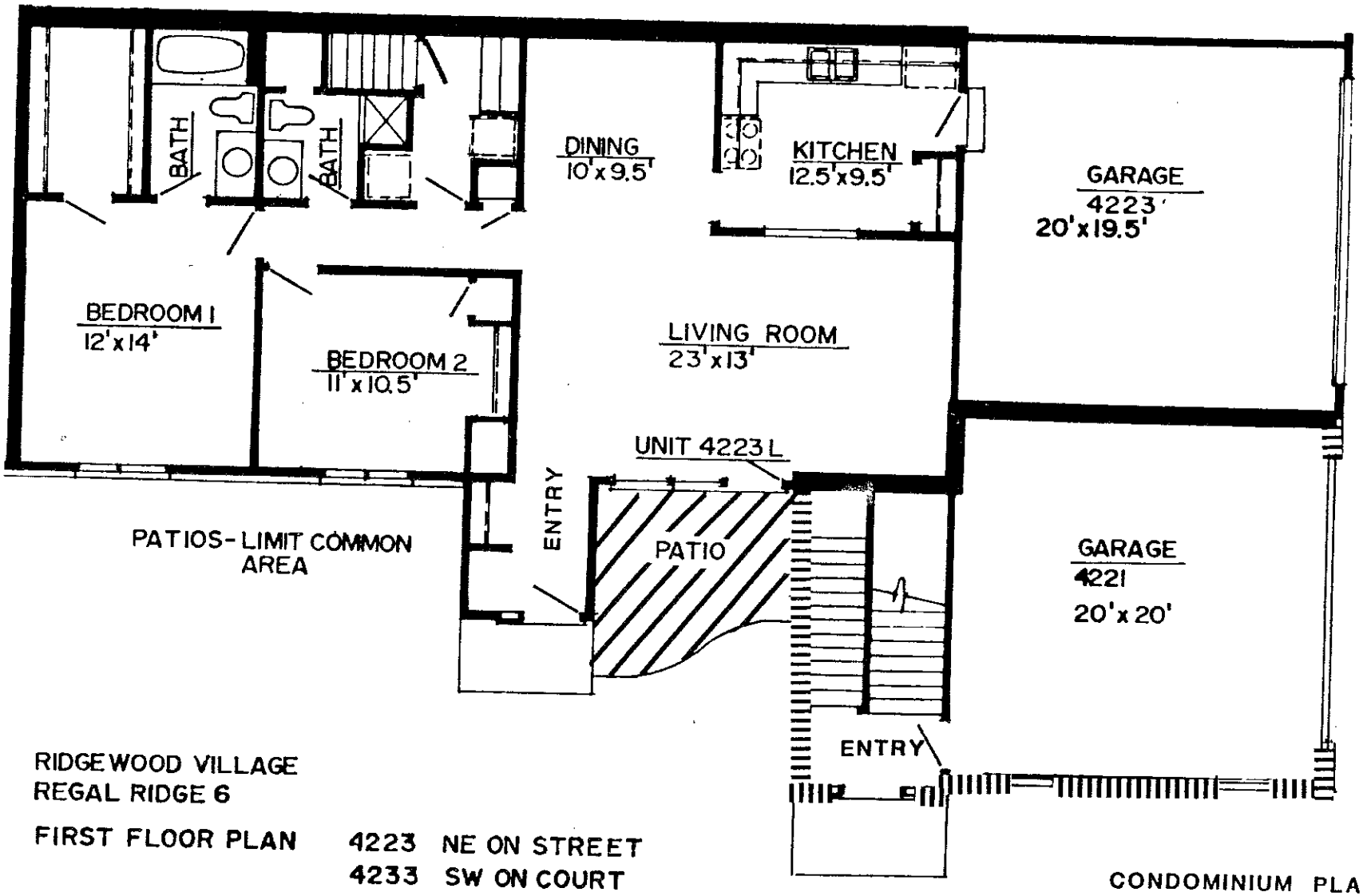
MILWAUKEE COUNTY.

PHASE II CONDOMINIUM PLAT - PAGE 3 OF 12

2ND FLOOR BOUNDARY

PARTY WALL

LIMITED COMMON ELEMENTS



RIDGEWOOD VILLAGE
REGAL RIDGE 6

FIRST FLOOR PLAN 4223 NE ON STREET
4233 SW ON COURT

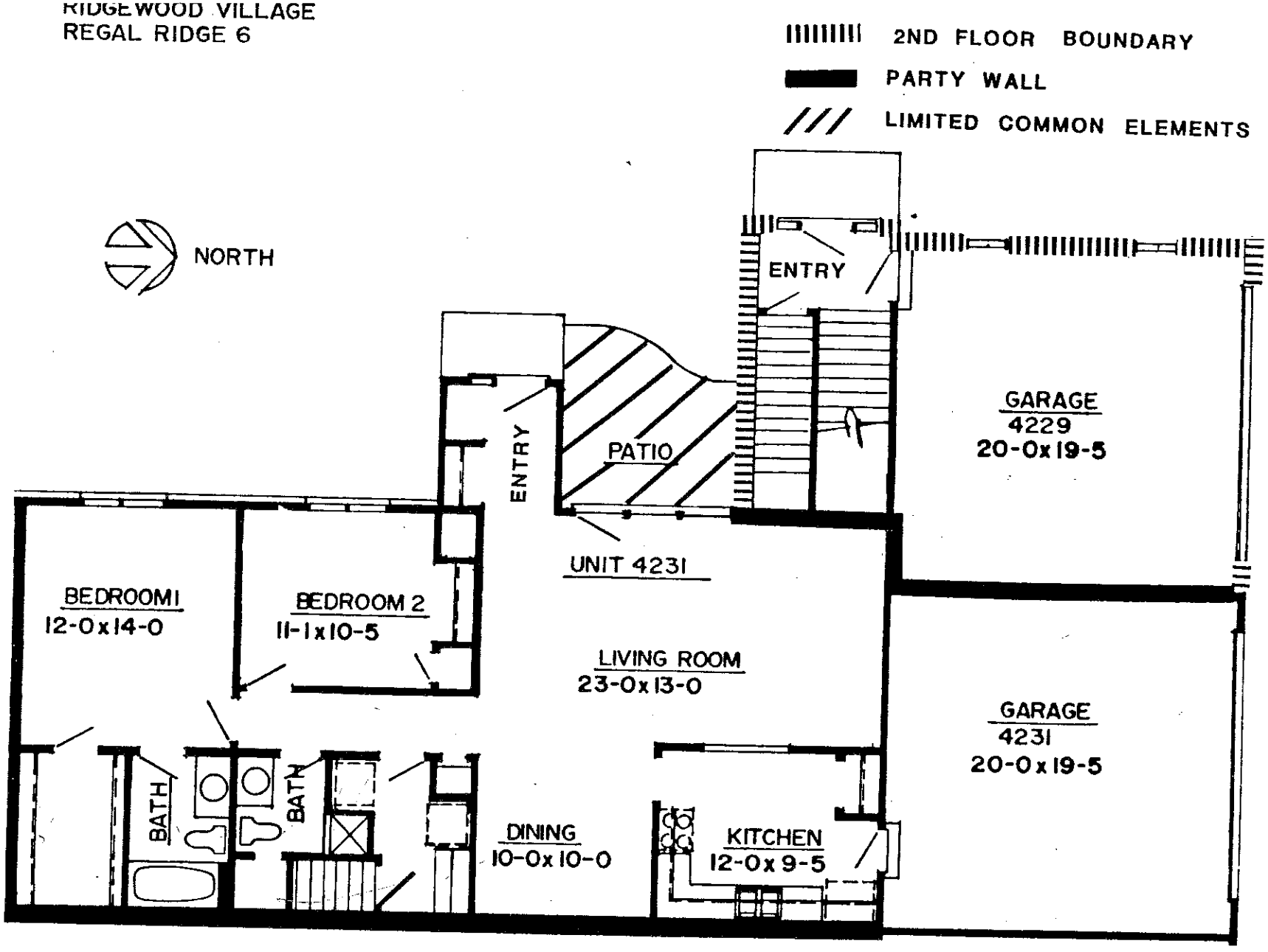
RIDGEWOOD VILLAGE
MILWAUKEE COUNTY

CONDOMINIUM PLAT
PHASE 2
PAGE 4 OF 12

REEL 1850 IMAGE 189

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RIDGEWOOD VILLAGE
REGAL RIDGE 6



FIRST FLOOR PLAN

4231 NW ON COURT
4225 SE ON STREET
RIDGEWOOD VILLAGE
MILWAUKEE COUNTY

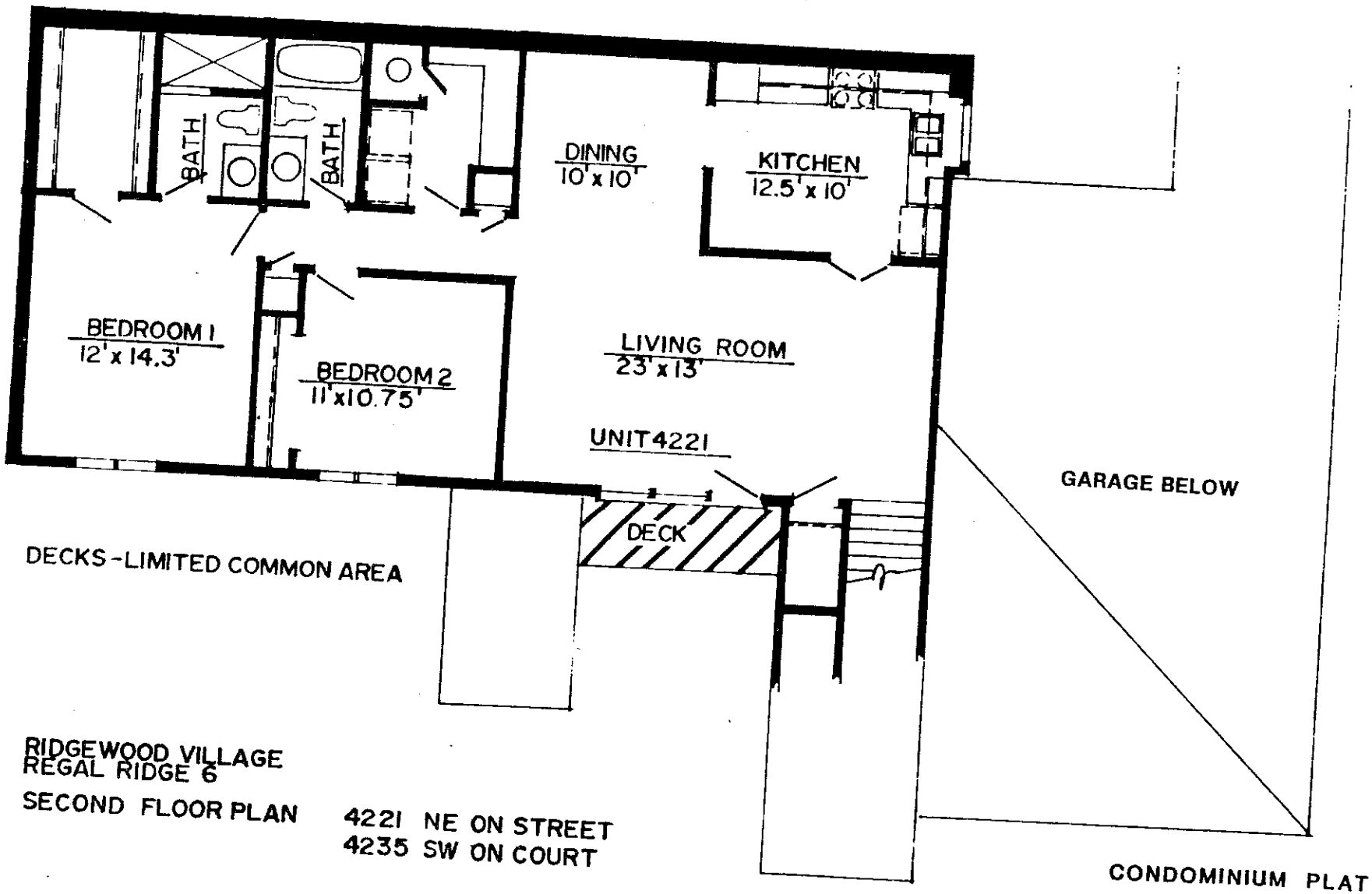
CONDOMINIUM PLAT
PHASE 2
PAGE 5 OF 12

REEL 1850 IMAGE 190

37

PARTY WALL

LIMITED COMMON ELEMENTS



DECKS - LIMITED COMMON AREA

RIDGEWOOD VILLAGE
REGAL RIDGE 6
SECOND FLOOR PLAN

4221 NE ON STREET
4235 SW ON COURT

CONDOMINIUM PLAT
PHASE 2
PAGE 6 OF 12

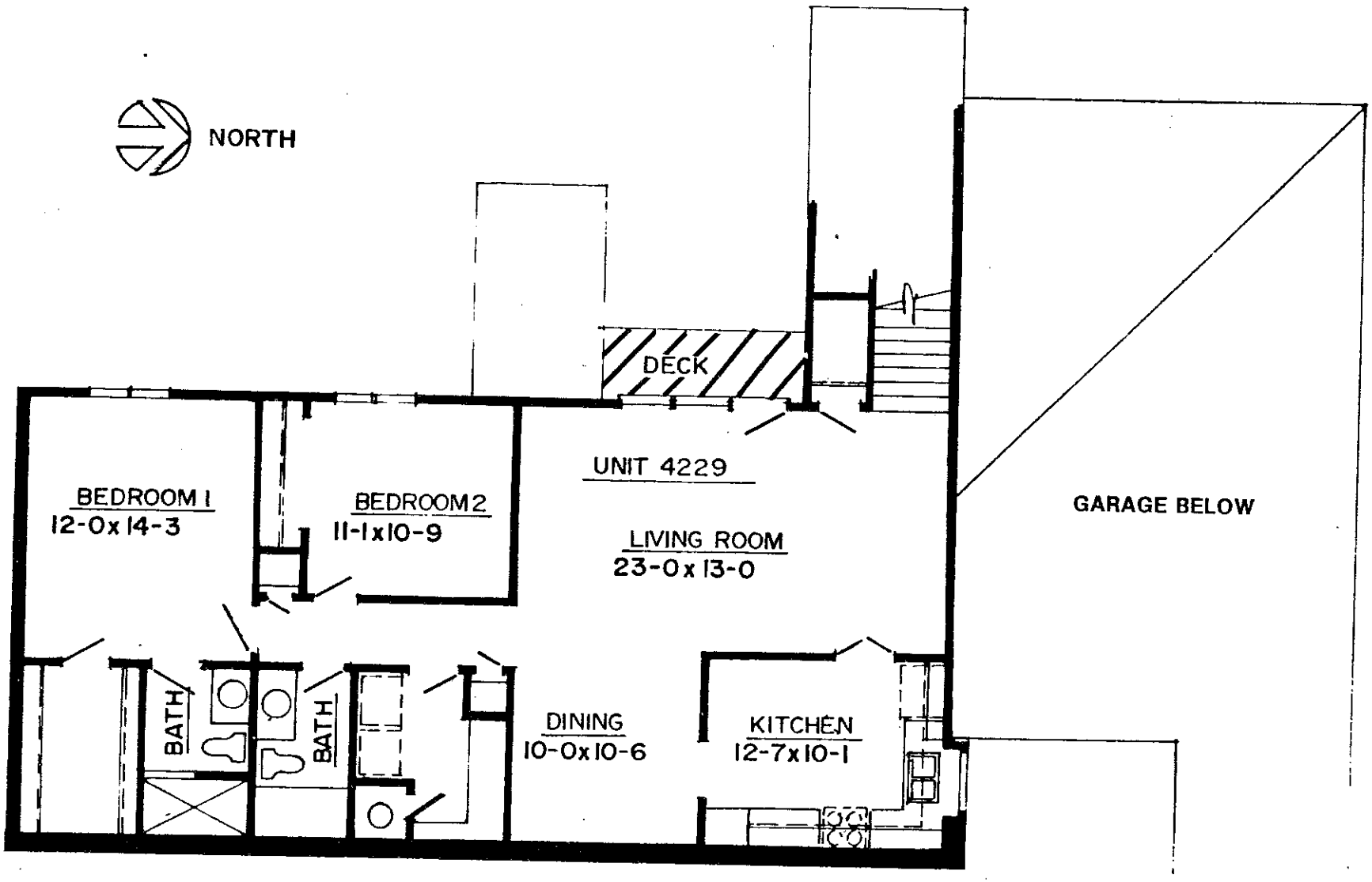
RIDGEWOOD VILLAGE
MILWAUKEE COUNTY

REEL 1850 IMAG 191

RIDGEWOOD VILLAGE
REGAL RIDGE 6

PARTY WALL

LIMITED COMMON ELEMENTS

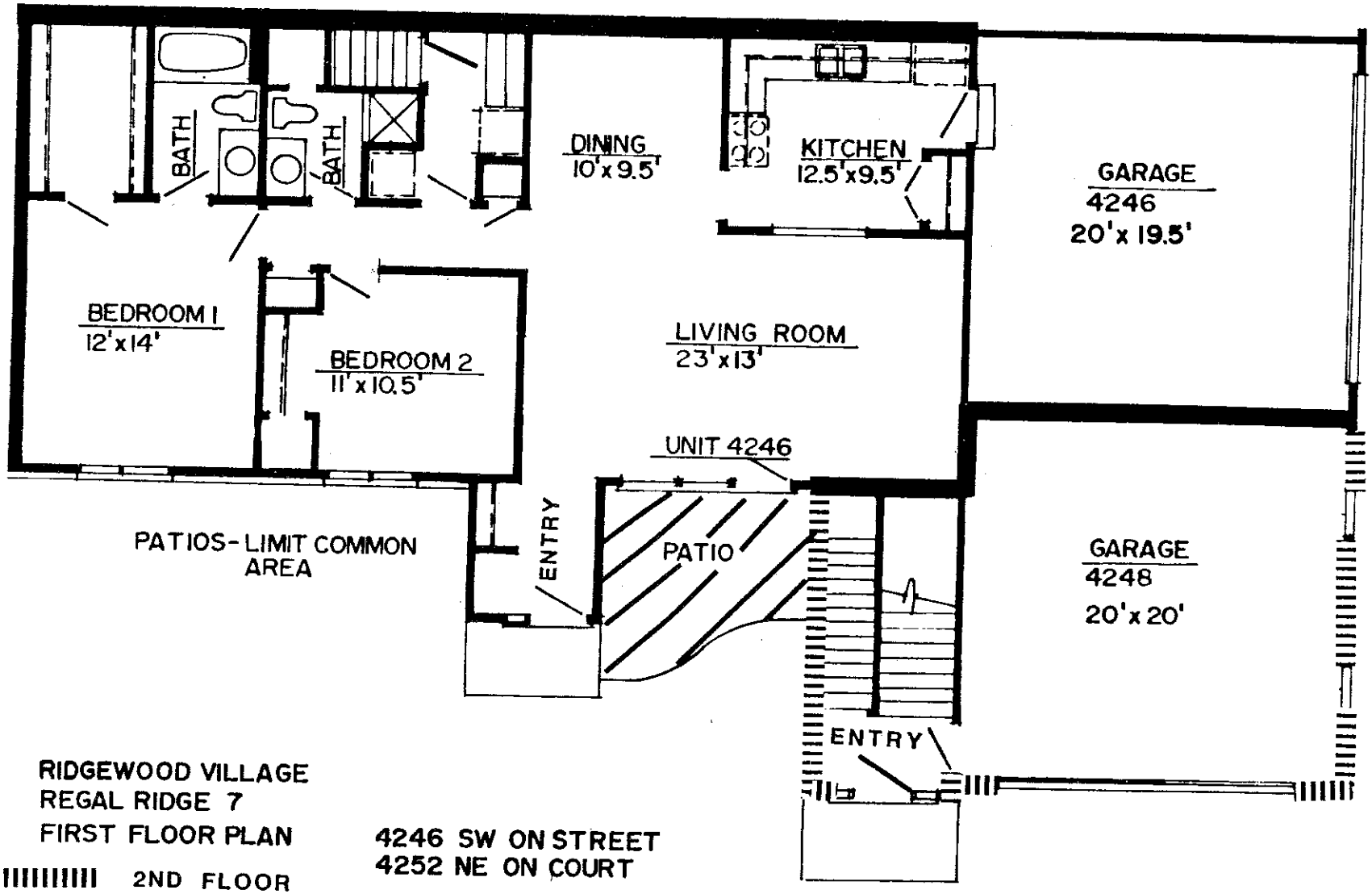


REEL 1850 IMAGE 192

SECOND FLOOR PLAN

4229 NW ON COURT
4227 SE ON STREET
RIDGEWOOD VILLAGE
MILWAUKEE COUNTY

CONDOMINIUM PLAT
PHASE 2
PAGE 7 OF 12



RIDGEWOOD VILLAGE
REGAL RIDGE 7
FIRST FLOOR PLAN

4246 SW ON STREET
4252 NE ON COURT

2ND FLOOR

PARTY WALL

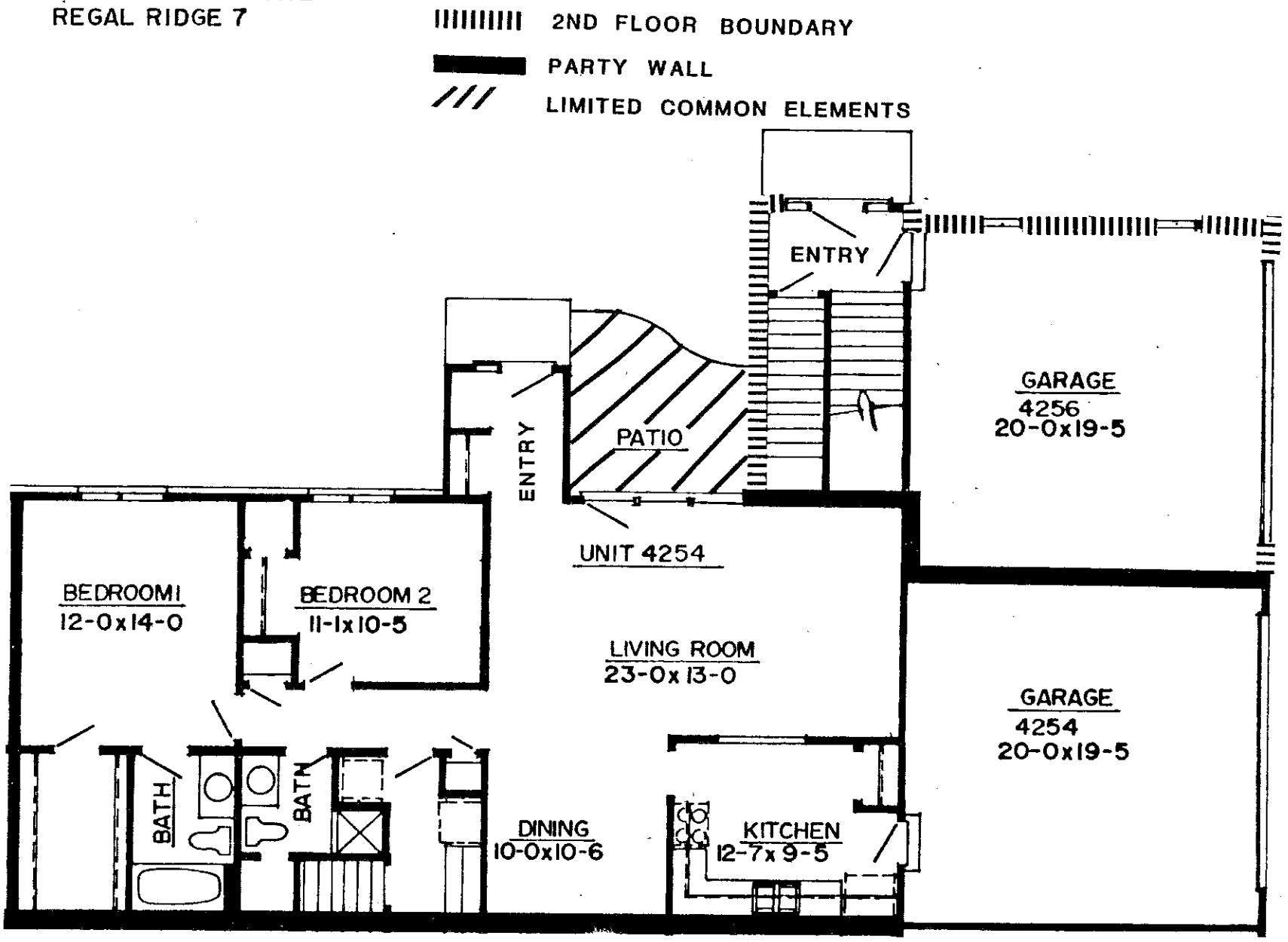
LIMITED COMMON ELEMENTS

RIDGEWOOD VILLAGE
MILWAUKEE COUNTY

CONDOMINIUM PLAT
PHASE 2
PAGE 8 OF 12

REEL 1850 IMAGE 193

RIDGEWOOD VILLAGE
REGAL RIDGE 7



FIRST FLOOR PLAN

4254 SE ON COURT
4244 NW ON STREET

RIDGEWOOD VILLAGE

MILWAUKEE COUNTY

CONDOMINIUM PLAT

PHASE 2

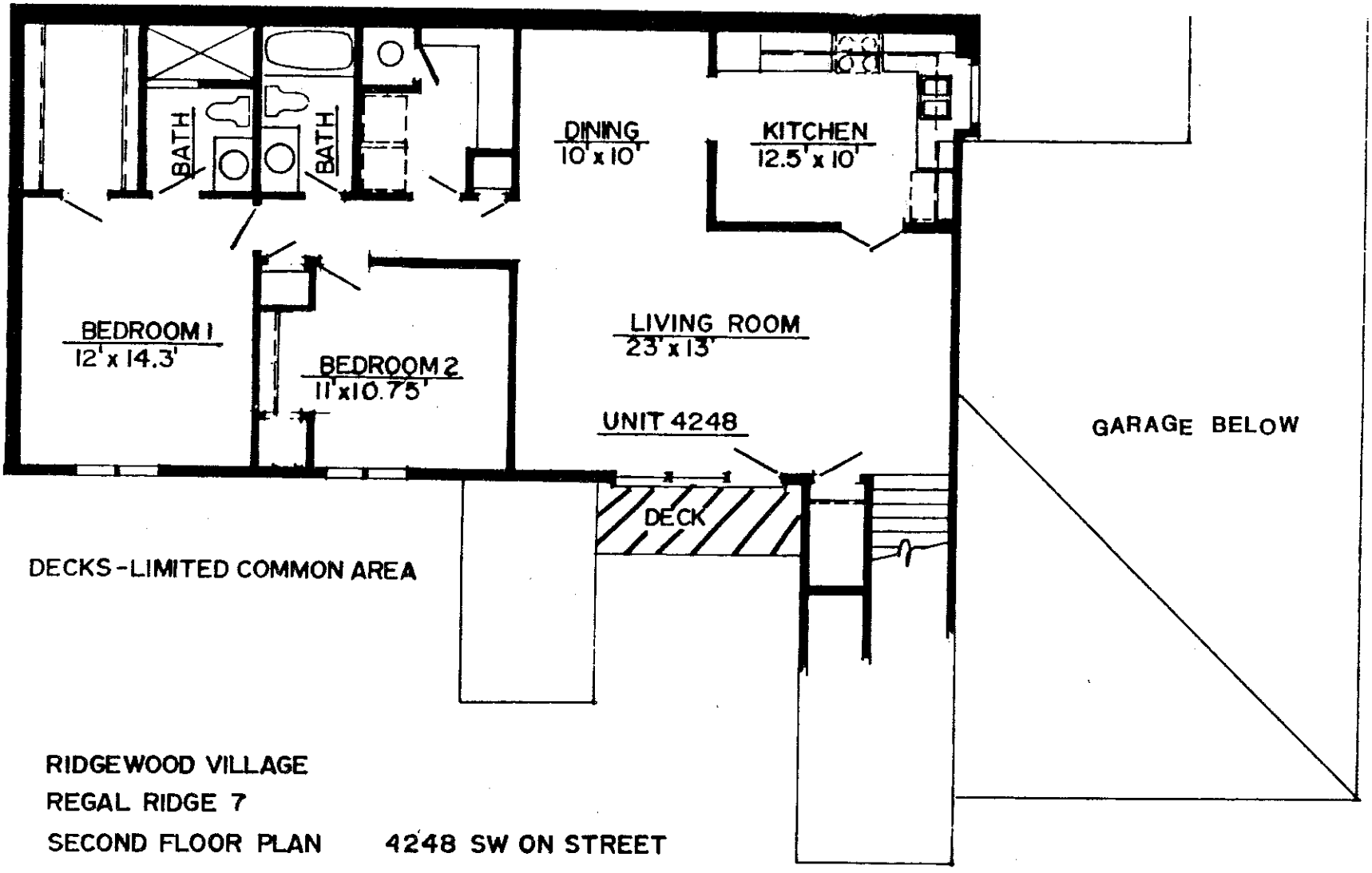
PAGE 9 OF 12

REEL 1850 IMAGE 194

41

PARTY WALL

LIMITED COMMON ELEMENTS



DECKS - LIMITED COMMON AREA

RIDGEWOOD VILLAGE
REGAL RIDGE 7
SECOND FLOOR PLAN

4248 SW ON STREET
4250 NE ON COURT

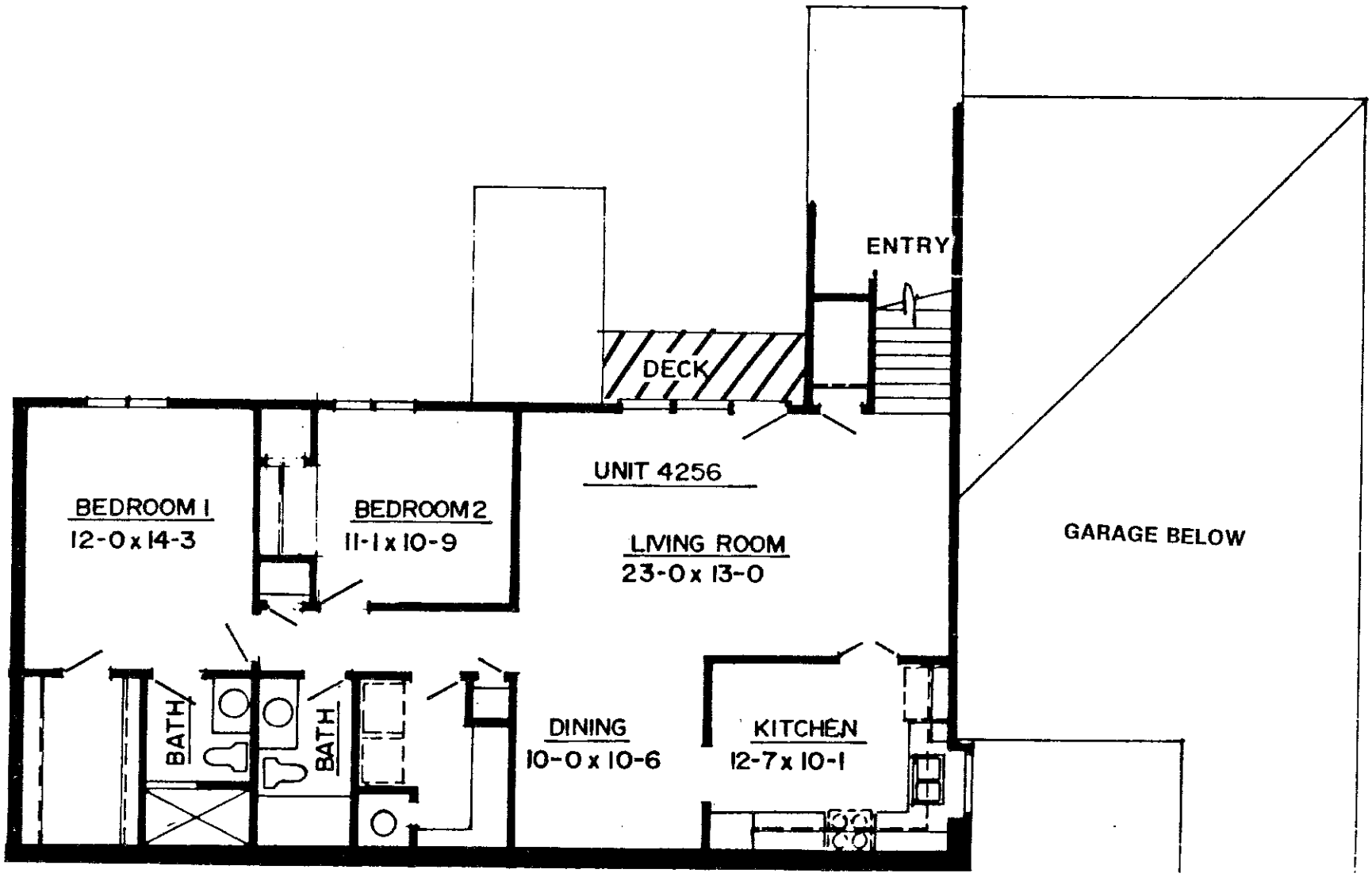
RIDGEWOOD VILLAGE
MILWAUKEE COUNTY

CONDOMINIUM PLAT
PHASE 2
PAGE 10 OF 12

RIDGEWOOD VILLAGE
REGAL RIDGE 7

PARTY WALL

LIMITED COMMON ELEMENTS.



REEL 1850 IMG 196

43

SECOND FLOOR PLAN

4256 SE ON COURT
4242 NW ON STREET
RIDGEWOOD VILLAGE
MILWAUKEE COUNTY

CONDOMINIUM PLAT
PHASE 2
PAGE 11 OF 12

RIDGEWOOD VILLAGE, A CONDOMINIUM

CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN

Unit Numbers and Addresses

Phases I-II

Unit Number	Building Number	Street Address
3732	1	3732 West Coldspring Road
3734	1	3734 West Coldspring Road
3736	1	3736 West Coldspring Road
3738	1	3738 West Coldspring Road
3740	1	3740 West Coldspring Road
3742	1	3742 West Coldspring Road
3744	1	3744 West Coldspring Road
3746	1	3746 West Coldspring Road
3761	2	3761 West Loomis Road
3763	2	3763 West Loomis Road
3765	2	3765 West Loomis Road
3767	2	3767 West Loomis Road
3769	2	3769 West Loomis Road
3771	2	3771 West Loomis Road
3773	2	3773 West Loomis Road
3775	2	3775 West Loomis Road
4221	6	4221 South Ridgewood Lane
4223	6	4223 South Ridgewood Lane
4225	6	4225 South Ridgewood Lane
4227	6	4227 South Ridgewood Lane
4229	6	4229 South Ridgewood Lane
4231	6	4231 South Ridgewood Lane
4233	6	4233 South Ridgewood Lane
4235	6	4235 South Ridgewood Lane
4242	7	4242 South Ridgewood Lane
4244	7	4244 South Ridgewood Lane
4246	7	4246 South Ridgewood Lane
4248	7	4248 South Ridgewood Lane
4250	7	4250 South Ridgewood Lane
4252	7	4252 South Ridgewood Lane
4254	7	4254 South Ridgewood Lane
4256	7	4256 South Ridgewood Lane

QB121886

REEL 2022 IMAG 250

RETURN TO:
David L. Petersen
Quarles & Brady
411 E. Wisconsin Ave.
Milwaukee, WI 53202

SECOND AMENDMENT TO CONDOMINIUM DECLARATION OF RIDGEWOOD VILLAGE, A CONDOMINIUM (PHASE III)

6006384

REGISTER'S OFFICE
Milwaukee County, WI } ss
RECORDED AT 9 10 AM

JAN -7 1987

REEL 1611 IMAGE 1742

REGISTER OF DEEDS

THIS AMENDMENT is made this 29th day of December, 1986, by DIXON HOME SERVICE CORPORATION OF ILLINOIS, an Illinois Corporation (hereinafter "Declarant"), pursuant to the Condominium Declaration for RIDGEWOOD VILLAGE, A CONDOMINIUM recorded on February 28, 1985 in the Office of the Register of Deeds for Milwaukee County, Wisconsin in Reel 1729, Images 205 to 230, inclusive, as Document No. 5790328, as amended (the "Declaration"), and pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter the "Act").

6006384 #
RECORD 20.00

1. **Statement of Declaration.**

The purpose of this Amendment is to annex and submit the land hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of RIDGEWOOD VILLAGE, A CONDOMINIUM in the manner provided by the Act and the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on pages 1 and 2 of the Condominium Plat (Phase III) attached hereto, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which are hereby submitted to the condominium form of ownership as a part of RIDGEWOOD VILLAGE as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for RIDGEWOOD VILLAGE. All provisions hereof and of the Declaration shall be deemed to run with the land described 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. **Legal Description.**

The real estate described hereinafter and described as Phase III in the Condominium Plat (Phase III) attached hereto, together with all buildings and improvements constructed or to be constructed thereon, are hereby annexed to RIDGEWOOD VILLAGE and are subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed on the real estate are more fully described in the building and floor plans attached hereto as a part of the Condominium Plat (Phase III), which show the layout, locations, unit numbers, and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

20.00

Phase III

That part of Parcel 1 of Certified Survey Map No. 4507, being a part of the South 1/2 of the SE 1/4 of the NW 1/4 of Section 24, T 6 N, R 21 E, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast Corner of Parcel 1 in Certified Survey Map No. 4507;
Thence North 00° 28' 08" West 233.00 Ft. to the Point of Beginning of the land to be described;
Thence South 89° 31' 52" West 95.00 Ft. to a Point;
Thence North 58° 52' 33" West 182.73 Ft. to a Point;
Thence North 31° 00' 00" East 10.00 Ft. to a Point;
Thence North 62° 34' 10" East 177.20 Ft. to a Point;
Thence South 89° 31' 52" East 125.00 Ft. to a Point;
Thence South 00° 28' 08" East 145.00 Ft. to a Point;
Thence South 88° 41' 03" West 37.50 Ft. to a Point;
Thence South 00° 28' 08" East 37.00 Ft. to the Point of Beginning.

3. **Effect of Annexation.**

By this Amendment to the Declaration, one (1) building containing or to contain eight (8) condominium units is annexed and added to RIDGEWOOD VILLAGE, and subjected to the Declaration. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles of Incorporation and By-Laws of Ridgewood Village Condominium Association, Inc., and such restrictions, rules and regulations as may be promulgated thereunder, shall be applicable to the Property and units hereby annexed to the condominium.

By reason of this Amendment and the annexation of the said eight (8) additional residential units to RIDGEWOOD VILLAGE, as of the effective date hereof, the original Declaration is amended in the following respects only:

3.1 *Number of Units.* There are a total of Five (5) main residential buildings in RIDGEWOOD VILLAGE, comprising a total of Forty (40) residential units.

3.2 *Percentage Interest.* The percentage of undivided ownership interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including proportionate payment of common expenses, but exclusive of voting, shall be 2.50%, determined by dividing the number one (1) by the number forty (40). Each unit shall be entitled to one (1) vote at meetings of the Association.

4. **Effective Date**

The effective date of this Amendment shall be the date it is recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin.

IN WITNESS WHEREOF, this Amendment has been executed by duly authorized officers of Dixon Home Service Corporation of Illinois, Declarant, as of the date first set forth above.

DIXON HOME SERVICE CORPORATION
OF ILLINOIS, an Illinois corporation

By C. Steven Sjogren
C. Steven Sjogren, Chairman

Attest Durwood D. Hawkins
Durwood D. Hawkins, President

AUTHENTICATION

Signatures of C. Steven Sjogren and Durwood D. Hawkins authenticated this 5th day of January, 1989.

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

This instrument was drafted by:

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

177 368 2ndamend

CONDOMINIUM PLAT

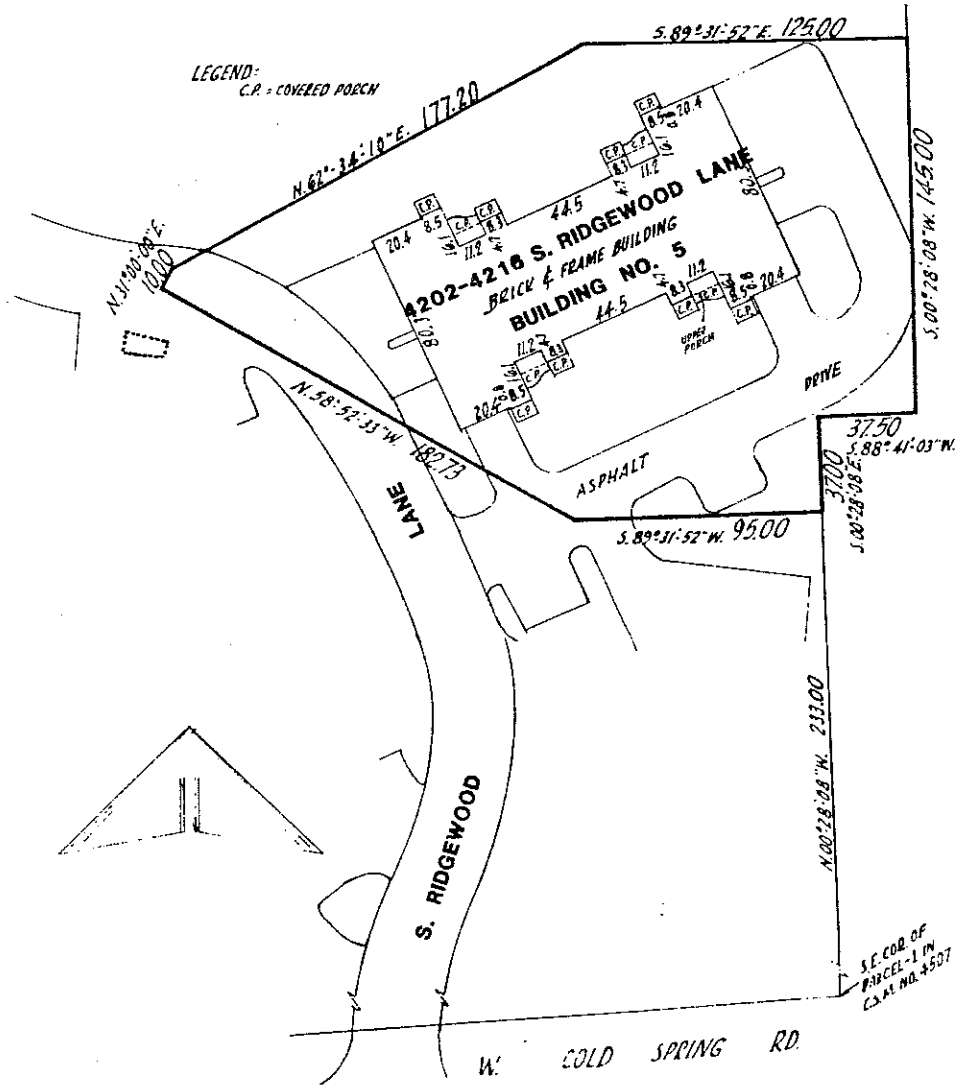
RIDGEWOOD VILLAGE, A CONDOMINIUM

PHASE-III

LEGAL DESCRIPTION

THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T 6 N, R 21 E, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1 IN CERTIFIED SURVEY MAP NO. 4507; THENCE NORTH 00° 28' 08" WEST 233.00 FT. TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED;
THENCE SOUTH 89° 31' 52" WEST 95.00 FT. TO A POINT;
THENCE NORTH 58° 52' 33" WEST 182.73 FT. TO A POINT;
THENCE NORTH 31° 00' 00" EAST 10.00 FT. TO A POINT;
THENCE NORTH 62° 34' 10" EAST 177.20 FT. TO A POINT;
THENCE SOUTH 89° 31' 52" EAST 125.00 FT. TO A POINT;
THENCE SOUTH 00° 28' 08" EAST 145.00 FT. TO A POINT;
THENCE SOUTH 88° 41' 03" WEST 37.50 FT. TO A POINT;
THENCE SOUTH 00° 28' 08" EAST 37.00 FT. TO THE POINT OF BEGINNING.

REEL 2022 IMG 253



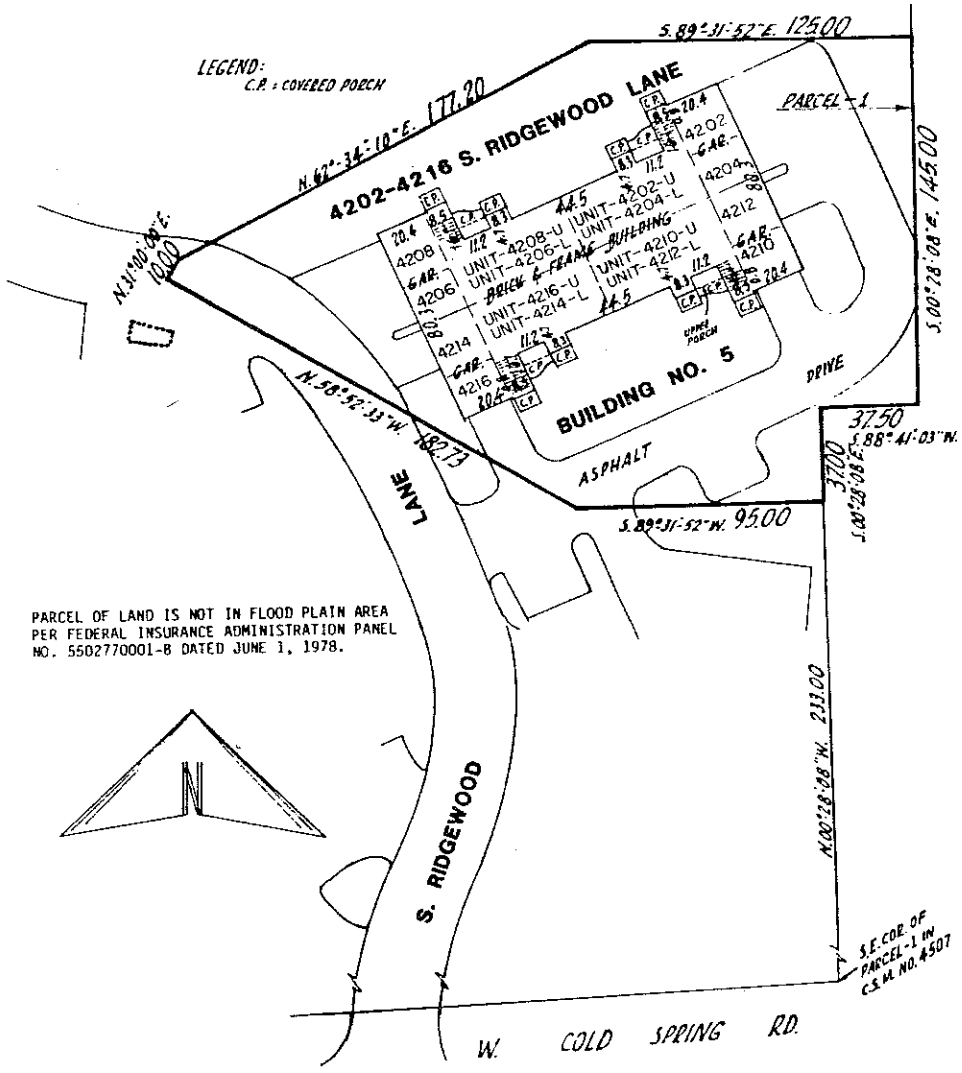
I, KENNETH E BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RIDGEWOOD VILLAGE CONDOMINIUM AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYORS MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

KENNETH E BERKE, REGISTERED LAND SURVEYOR

RIDGEWOOD VILLAGE
MILWAUKEE COUNTY
PHASE III CONDOMINIUM PLAT PAGE 1 OF 6

RIDGEWOOD VILLAGE, A CONDOMINIUM
PHASE-III
SITE PLAN



PARCEL OF LAND IS NOT IN FLOOD PLAIN AREA PER FEDERAL INSURANCE ADMINISTRATION PANEL NO. 5502770001-B DATED JUNE 1, 1978.

REEL 2022 IMG 254

LEGAL DESCRIPTION

THAT PART OF PARCEL 1 AND ALL OF OUTLOT "A" OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T 6 N, R 21 E. IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" IN CERTIFIED SURVEY MAP NO. 4507;
THENCE SOUTH 88° 38' 16" WEST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 377.14 FT. TO A POINT:
THENCE SOUTH 31° 00' 33" WEST ALONG THE NORTHWESTERLY LINE OF SAID MAP 253.13 FT. TO A POINT;
THENCE SOUTH 58°59'27" EAST 113.00 FT. TO A POINT;
THENCE NORTH 62°34'10" EAST 177.20 FT. TO A POINT;
THENCE SOUTH 89°31'52" EAST 125.00 FT. TO A POINT;
THENCE SOUTH 00°28'08" EAST 145.00 FT. TO A POINT;
THENCE NORTH 88°41'03" EAST 130.00 FT. TO A POINT;
THENCE NORTH 03°59'03" WEST ALONG THE EASTERLY LINE OF SAID MAP 96.73 FT. TO A POINT OF CURVE;
THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID MAP 49.59 FT ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHWEST WHOSE RADIUS IS 60.00 FT. AND WHOSE CHORD BEARS NORTH 27°39'47" WEST 48.19 FT. TO A POINT OF REVERSE CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID MAP 137.57 FT. ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHEAST WHOSE RADIUS IS 60.00 FT. AND WHOSE CHORD BEARS NORTH 14°20'34" EAST 109.36 FT. TO A POINT;
THENCE NORTH 00° 28' 08" WEST ALONG THE EASTERLY LINE OF SAID MAP 100.40 FT. TO THE POINT OF BEGINNING.

FUTURE PHASES

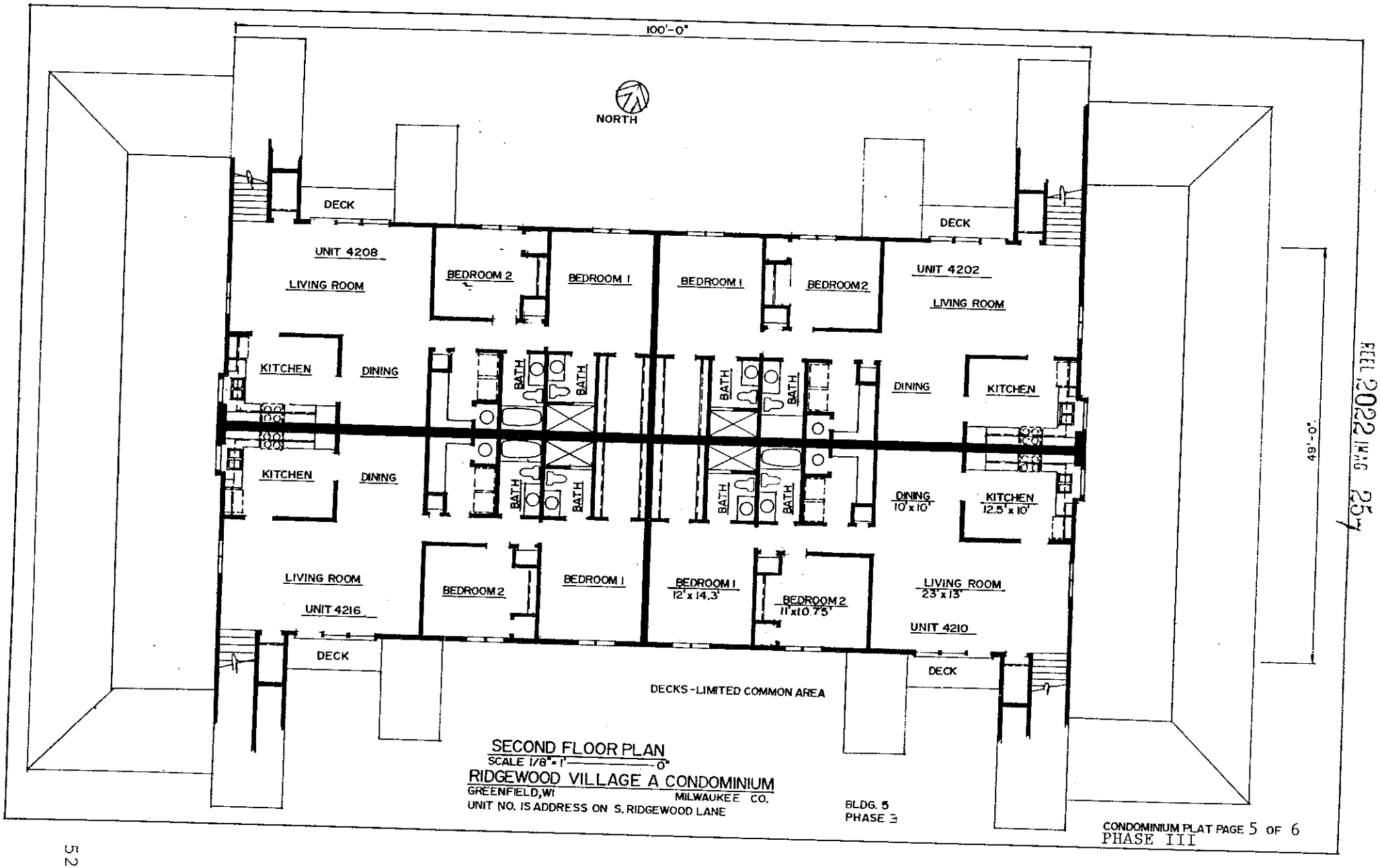
THIS SURVEY DESCRIBES THE LAND ADJACENT TO RIDGEWOOD VILLAGE, A CONDOMINIUM WHICH MAY IN ITS ENTIRETY OR IN PORTIONS THEREOF BE ANNEXED AND ADDED TO RIDGEWOOD VILLAGE, A CONDOMINIUM IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.

RIDGEWOOD VILLAGE
MILWAUKEE COUNTY
PHASE III CONDOMINIUM PLAT PAGE 3 OF 6

REC'D 2022 MAR 25 AM 8:25

OF 6

51



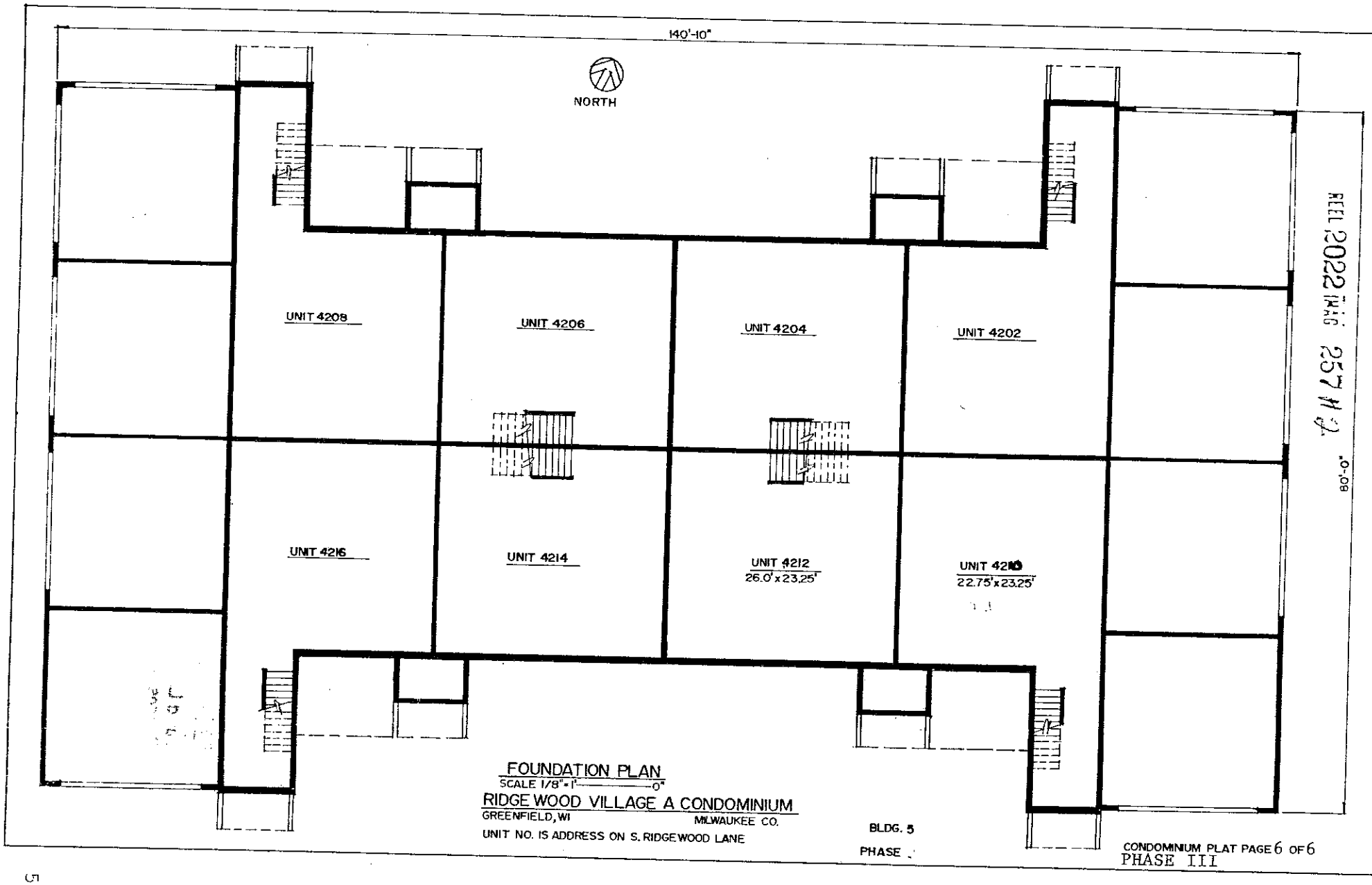
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

RIDGEWOOD VILLAGE A CONDOMINIUM
GREENFIELD, WI MILWAUKEE CO.
UNIT NO. IS ADDRESS ON S. RIDGEWOOD LANE

BLDG. 5
PHASE 3

CONDOMINIUM PLAT PAGE 5 OF 6
PHASE III

REEL 2022 IMG 25



REEL 2022 IMAGE 257

FOUNDATION PLAN
SCALE 1/8"=1'-0"

RIDGE WOOD VILLAGE A CONDOMINIUM
GREENFIELD, WI MILWAUKEE CO.

UNIT NO. IS ADDRESS ON S. RIDGEWOOD LANE

BLDG. 5
PHASE III

CONDOMINIUM PLAT PAGE 6 OF 6
PHASE III

REEL 2175 IMAGE 1380

6137356

QB091687

REGISTER'S OFFICE
Milwaukee County, WI } SS
RECORDED AT 2:15 PM

JAN - 7 1988

REEL 2175 IMAGE 1390

Walter R. Bruyak
REGISTER OF DEEDS

RETURN TO:
David L. Petersen
Quarles & Brady
411 E. Wisconsin Ave.
Milwaukee, WI 53202

THIRD AMENDMENT TO CONDOMINIUM DECLARATION OF RIDGEWOOD VILLAGE, A CONDOMINIUM (PHASE IV)

THIS AMENDMENT is made this 18th day of September, 1987, by DIXON HOME SERVICE CORPORATION OF ILLINOIS, an Illinois Corporation (hereinafter "Declarant"), pursuant to the Condominium Declaration for RIDGEWOOD VILLAGE, A CONDOMINIUM recorded on February 28, 1985 in the Office of the Register of Deeds for Milwaukee County, Wisconsin in Reel 1729, Images 205 to 230, inclusive, as Document No. 5790328, as amended (the "Declaration"), and pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter the "Act").

6137356 #
RECORD 19.20
RECORD 1.00
RECORD 6.00

1. **Statement of Declaration.**

The purpose of this Amendment is to annex and submit the land hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of RIDGEWOOD VILLAGE, A CONDOMINIUM in the manner provided by the Act and the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 2 hereof and shown on pages 1 and 2 of the Phase IV Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which are hereby submitted to the condominium form of ownership as a part of RIDGEWOOD VILLAGE as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for RIDGEWOOD VILLAGE. All provisions hereof and of the Declaration shall be deemed to run with the land described 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. **Legal Description.**

The real estate described hereinafter and described as Phase IV in the Phase IV Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon, are hereby annexed to RIDGEWOOD VILLAGE and are subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed on the real estate are more fully described in the building and floor plans attached hereto as a part of the Phase IV Condominium Plat, which show the layout, locations, unit numbers, and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase IV

That part of Parcel 1 and all of Outlot "A" of Certified Survey Map No. 4507, being a part of the South 1/2 of the SE 1/4 of the NW 1/4 of Section 24, T 6 N, R 21 E, in the City of Greenfield, Milwaukee County, Wisconsin, which is bounded and described as follows:

Beginning at the Northeast Corner of Outlot "A" in Certified Survey Map No. 4507;
Thence South 88° 38' 16" West along the North Line of said Certified Survey Map 377.14 Ft. to a Point;
Thence South 31° 00' 33" West along the Northwesterly Line of said Map 253.13 Ft. to a Point;
Thence South 58° 59' 27" East 113.00 Ft. to a Point;
Thence North 62° 34' 10" East 177.20 Ft. to a Point;
Thence South 89° 31' 52" East 125.00 Ft. to a Point;
Thence South 00° 28' 08" East 145.00 Ft. to a Point;
Thence North 88° 41' 03" East 130.00 Ft. to a Point;
Thence North 03° 59' 03" West along the Easterly Line of said Map 96.73 Ft. to a Point of Curve;
Thence Northerly along the Easterly Boundary of said Map 49.59 Ft. on the Arc of a Curve whose Center is to the Southwest whose Radius is 60.00 Ft. and whose chord bears North 27° 39' 47" West 48.19 Ft. to a Point of Reverse Curve;
Thence Northerly and Easterly along the Easterly Line of said Map 137.57 Ft. on the Arc of a Curve whose Center is to the Southeast whose Radius is 60.00 Ft. and whose chord bears North 14° 20' 34" East 109.36 Ft. to a Point;
Thence North 00° 28' 08" West along the Easterly Line of said Map 100.40 Ft. to the Point of Beginning.

3. **Effect of Annexation.**

By this Amendment to the Declaration, two (2) buildings containing or to contain sixteen (16) condominium units are annexed and added to RIDGEWOOD VILLAGE, and subjected to the Declaration. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles of Incorporation and By-Laws of Ridgewood Village Condominium Association, Inc., and such restrictions, rules and regulations as may be promulgated thereunder, shall be applicable to the Property and units hereby annexed to the condominium.

By reason of this Amendment and the annexation of the said sixteen (16) additional residential units to RIDGEWOOD VILLAGE, as of the effective date hereof, the original Declaration is amended in the following respects only:

3.1 *Number of Units.* There are a total of Seven (7) main residential buildings in RIDGEWOOD VILLAGE, comprising a total of Fifty-six (56) residential units.

3.2 *Percentage Interest.* The percentage of undivided ownership interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including proportionate payment of common expenses, but exclusive of voting, shall be 1.786%, determined by dividing the number one (1) by the number fifty-six (56). Each unit shall be entitled to one (1) vote at meetings of the Association.

4. **Effective Date**

The effective date of this Amendment shall be the date it is recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin.

IN WITNESS WHEREOF, this Amendment has been executed by duly authorized officers of Dixon Home Service Corporation of Illinois, Declarant, as of the date first set forth above.

DIXON HOME SERVICE CORPORATION
OF ILLINOIS, an Illinois corporation

By _____
C. Steven Sjogren, Chairman

Attest _____
Durwood D. Hawkins, President

AUTHENTICATION

Signatures of C. Steven Sjogren and Durwood D. Hawkins authenticated this 18th day of December, 1987.

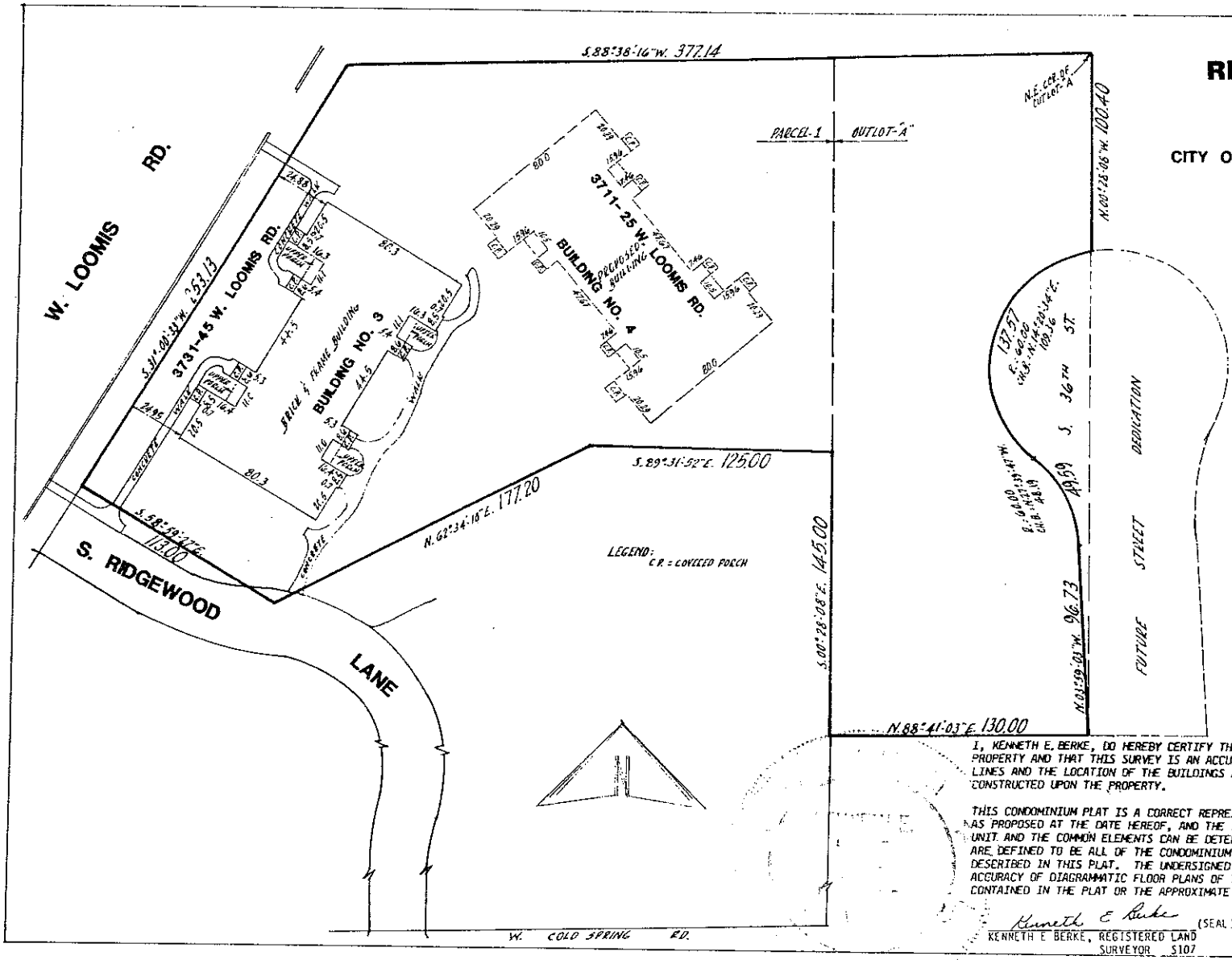
_____
David L. Petersen
Title: Member, State Bar of Wisconsin

This instrument was drafted by:

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

177 368 3rdamend

RETURN TO:
David L. Petersen
Quarles & Brady
411 E. Wisconsin Ave.
Milwaukee, WI 53202



CONDOMINIUM PLAT

RIDGEWOOD VILLAGE, A CONDOMINIUM

PHASE IV

CITY OF GREENFIELD, MILWAUKEE COUNTY.

LEGAL DESCRIPTION

THAT PART OF PARCEL 1 AND ALL OF OUTLOT "A" OF CERTIFIED SURVEY MAP NO. 4507, BEING A PART OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 24, T 6 N, R 21 E, IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" IN CERTIFIED SURVEY MAP NO. 4507;
THENCE SOUTH 88° 38' 16" WEST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 377.14 FT. TO A POINT;
THENCE SOUTH 31° 00' 33" WEST ALONG THE NORTHWESTERLY LINE OF SAID MAP 253.13 FT. TO A POINT;
THENCE SOUTH 58°59'27" EAST 113.00 FT. TO A POINT;
THENCE NORTH 62°34'10" EAST 177.20 FT. TO A POINT;
THENCE SOUTH 89°31'52" EAST 125.00 FT. TO A POINT;
THENCE SOUTH 00°28'08" EAST 145.00 FT. TO A POINT;
THENCE NORTH 88°41'03" EAST 130.00 FT. TO A POINT;
THENCE NORTH 03°59'03" WEST ALONG THE EASTERLY LINE OF SAID MAP 96.73 FT. TO A POINT OF CURVE;
THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID MAP 49.59 FT ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHWEST WHOSE RADIUS IS 60.30 FT. AND WHOSE CHORD BEARS NORTH 27°39'47" WEST 48.19 FT. TO A POINT OF REVERSE CURVE;
THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID MAP 137.57 FT. ON THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHEAST WHOSE RADIUS IS 66.00 FT. AND WHOSE CHORD BEARS NORTH 14°20'34" EAST 109.36 FT. TO A POINT;
THENCE NORTH 00° 28' 08" WEST ALONG THE EASTERLY LINE OF SAID MAP 100.40 FT. TO THE POINT OF BEGINNING.

I, KENNETH E. BERKE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF RIDGEWOOD VILLAGE CONDOMINIUM AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND PROPOSED LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE COMMON ELEMENTS ARE DEFINED TO BE ALL OF THE CONDOMINIUM PROPERTY EXCEPT THE INDIVIDUAL UNITS DESCRIBED IN THIS PLAT. THE UNDERSIGNED SURVEYORS MAKES NO CERTIFICATION AS TO THE ACCURACY OF DIAGRAMMATIC FLOOR PLANS OF THE CONDOMINIUM BUILDING(S) AND UNITS CONTAINED IN THE PLAT OR THE APPROXIMATE DIMENSIONS OR FLOOR AREAS THEREOF.

Kenneth E Berke (SEAL)
KENNETH E. BERKE, REGISTERED LAND SURVEYOR S107

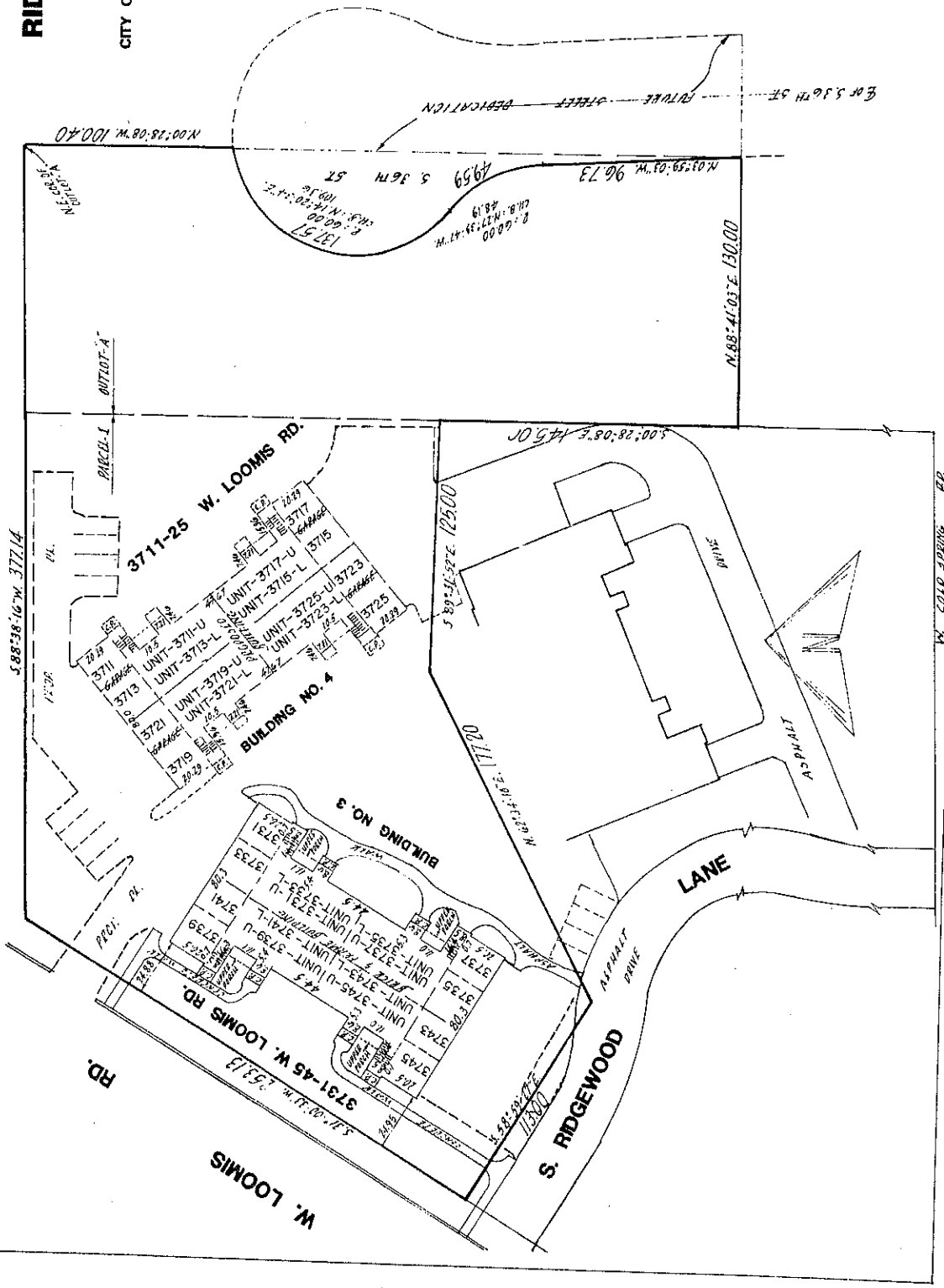
PHASE IV CONDOMINIUM PLAT
PAGE 1 OF 8

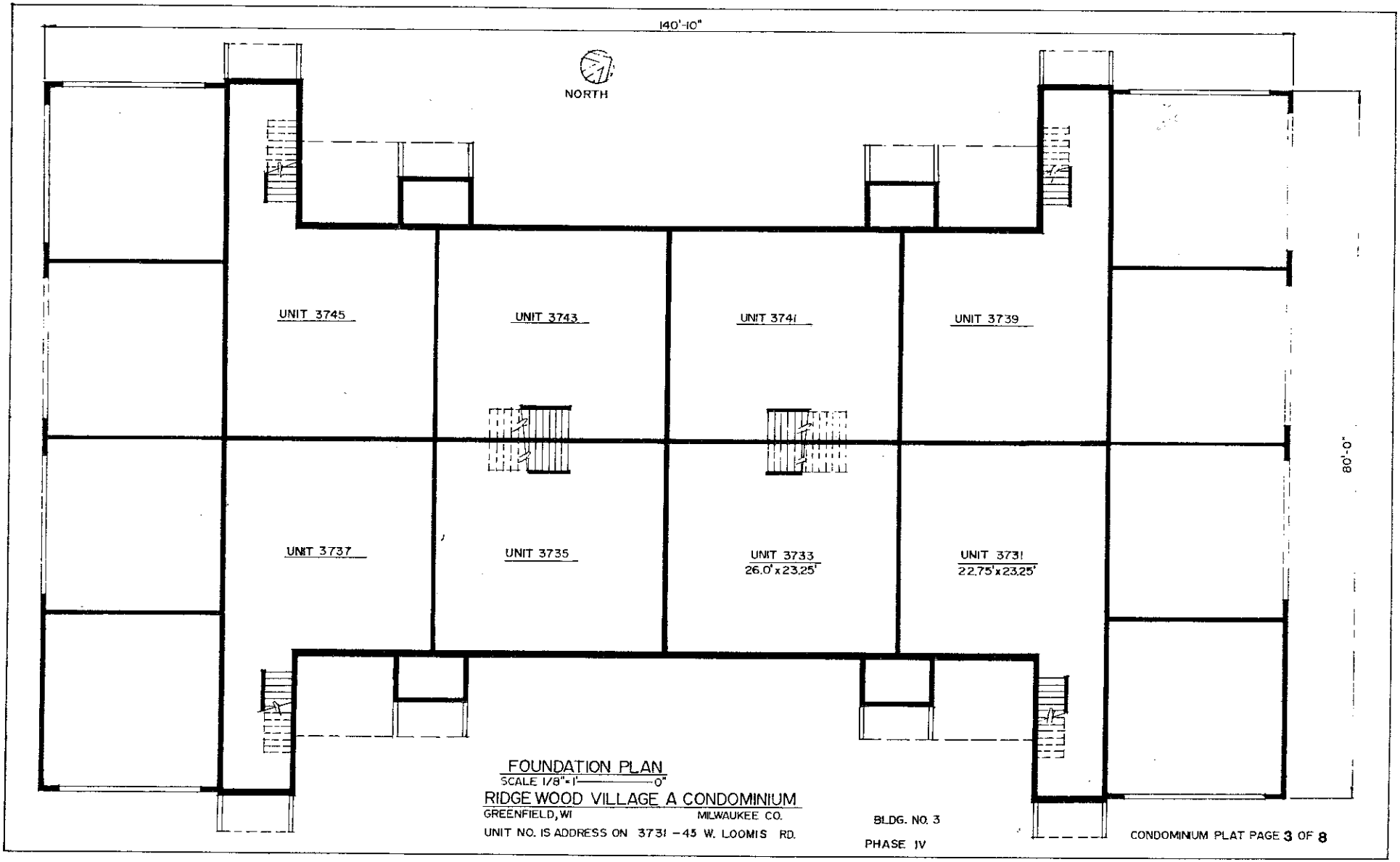
RIDGEWOOD VILLAGE, A CONDOMINIUM

PHASE IV

CITY OF GREENFIELD, MILWAUKEE COUNTY.

SITE PLAN


3711-25 W. LOOMIS RD.
BUILDING NO. 4
BUILDING NO. 3
3731-45 W. LOOMIS RD.
W. LOOMIS RD.
S. RIDGEWOOD LANE
ASPHALT DRIVE
W. COLD SPRING RD
OUTLOT "A"
PARCEL 1
N.00°28'08"W. 100.40
N.01°59'03"W. 96.73
4989 S. 36TH ST
S.00°28'08"E. 465.01
S.89°31'52"E. 125.00
N.89°31'52"W. 377.14
S.88°38'16"W. 377.14
N.89°31'52"W. 130.00
S.89°31'52"E. 377.14
S.00°28'08"E. 100.00
S.89°31'52"E. 377.14
N.89°31'52"W. 377.14
N.00°28'08"W



FOUNDATION PLAN

SCALE 1/8"=1'—0"

RIDGE WOOD VILLAGE A CONDOMINIUM

GREENFIELD, WI MILWAUKEE CO.

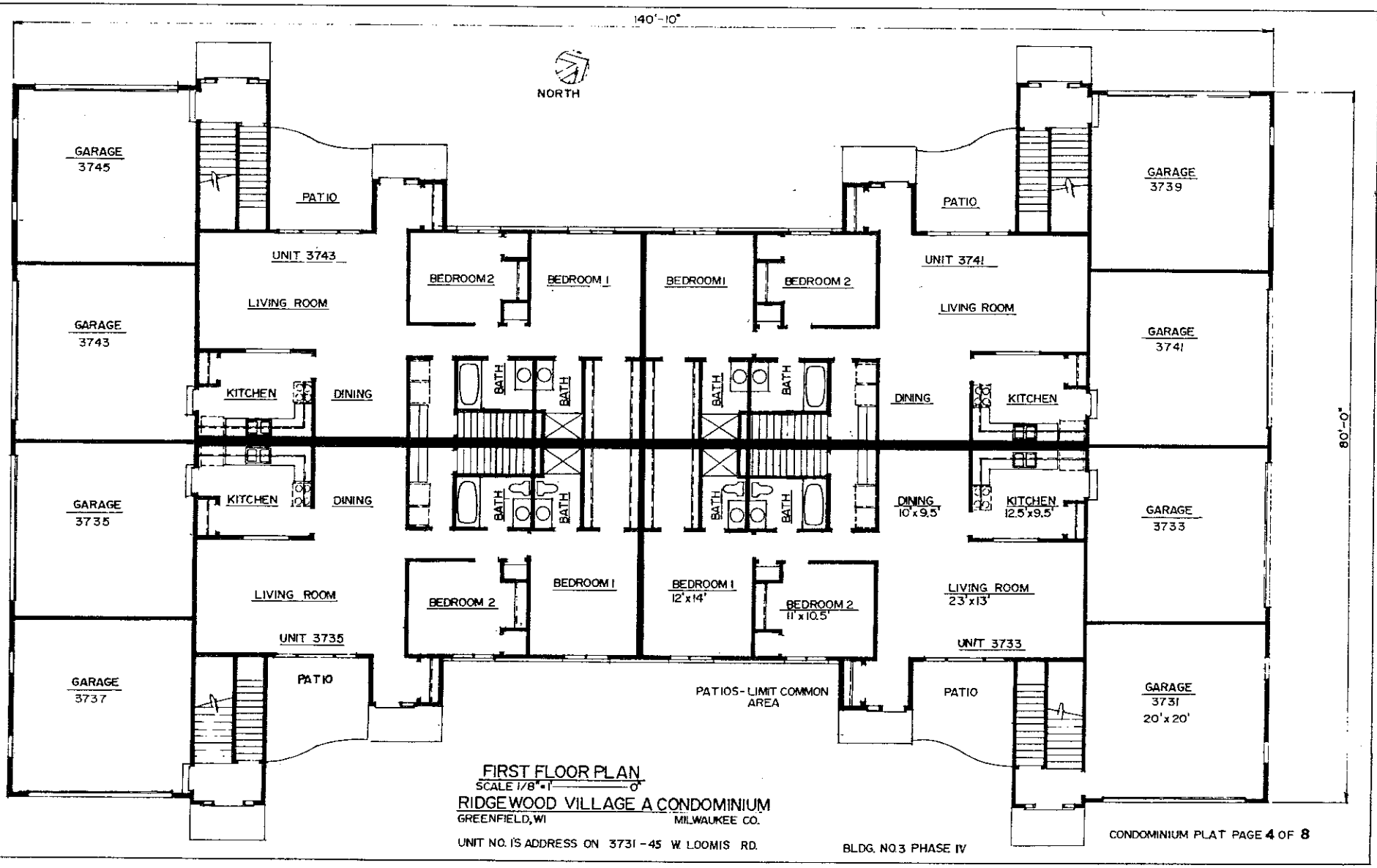
UNIT NO. IS ADDRESS ON 3731-45 W. LOOMIS RD.

BLDG. NO. 3

PHASE IV

CONDOMINIUM PLAT PAGE 3 OF 8

REC'D MAR 5 1985



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

RIDGEWOOD VILLAGE A CONDOMINIUM
GREENFIELD, WI MILWAUKEE CO.

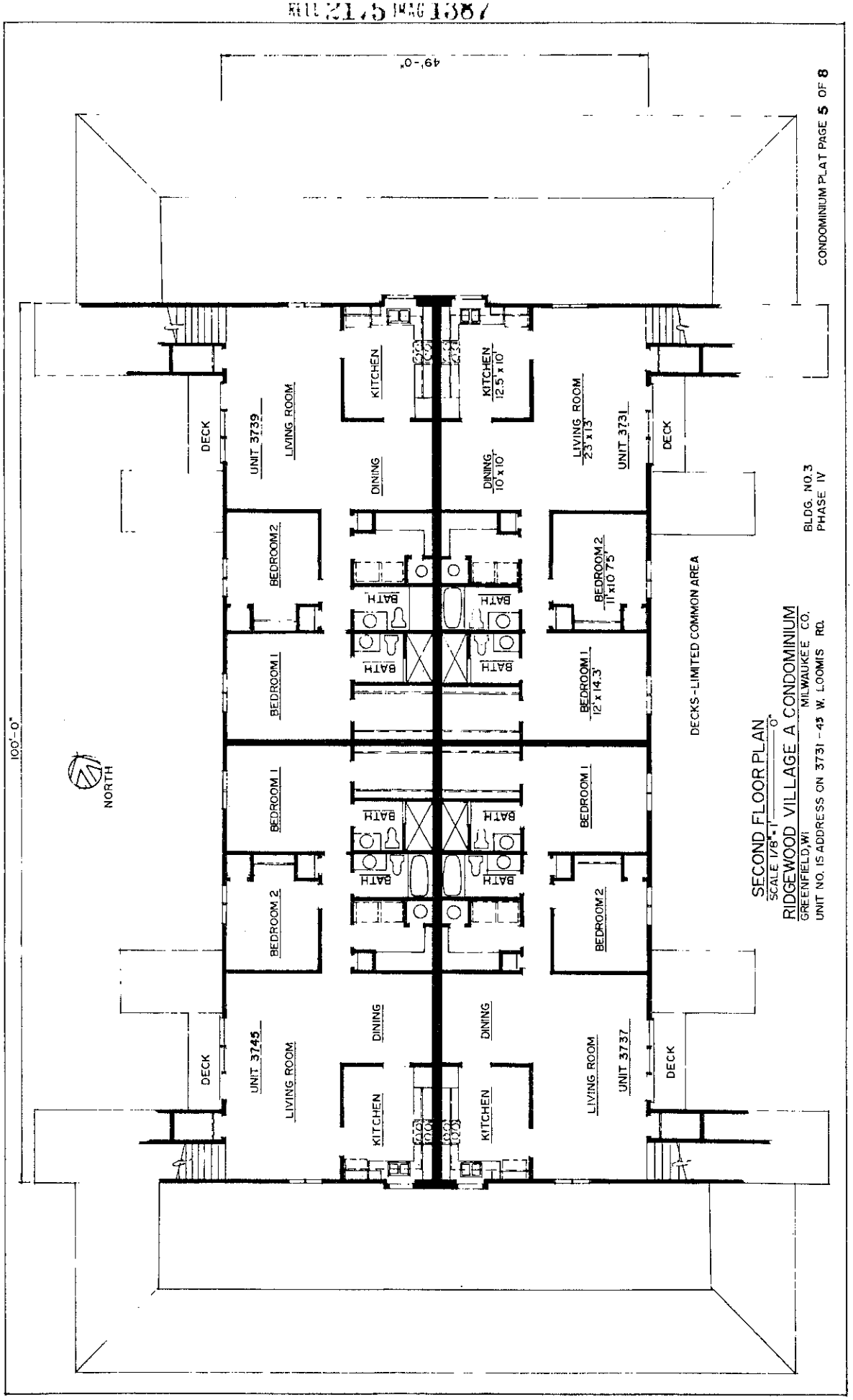
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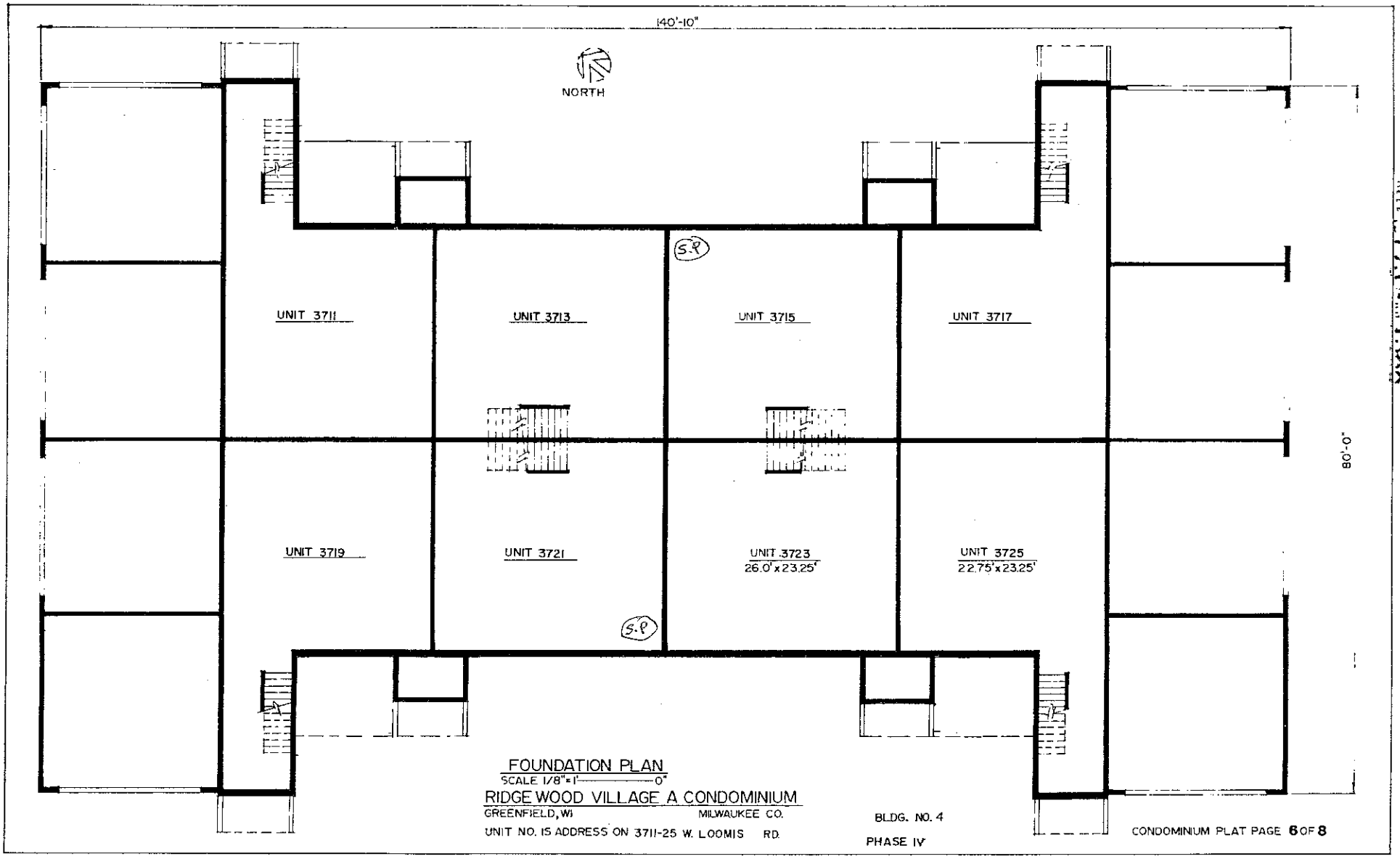
BLDG. NO. 3 PHASE IV

CONDOMINIUM PLAT PAGE 4 OF 8

REC 21735 IMG 1386

09


49'-0"
100'-0"
NORTH
UNIT 3739
LIVING ROOM
DECK
KITCHEN
KITCHEN 12.5'x10'
DINING
DINING 10'x10'
LIVING ROOM 23'x13'
UNIT 3731
DECK
BEDROOM 2
BEDROOM 2 11'x10.75'
BATH
BEDROOM 1
BEDROOM 1 12'x14.3'
BEDROOM 1
BEDROOM 2
BEDROOM 2
UNIT 3745
LIVING ROOM
DECK
DINING
DINING
KITCHEN
KITCHEN
LIVING ROOM
UNIT 3737
DECK
DECKS - LIMITED COMMON AREA
SECOND FLOOR PLAN
SCALE 1/8"=1'-0"
RIDGEWOOD VILLAGE A CONDOMINIUM
GREENFIELD, WI MILWAUKEE CO.
UNIT NO. IS ADDRESS ON 3731 - 45 W. LOOMIS RD.
BLDG. NO. 3
PHASE IV
CONDOMINIUM PLAT PAGE 5 OF 8



FOUNDATION PLAN

SCALE 1/8"=1'-0"

RIDGE WOOD VILLAGE A CONDOMINIUM

GREENFIELD, WI MILWAUKEE CO.

UNIT NO. IS ADDRESS ON 3711-25 W. LOOMIS RD.

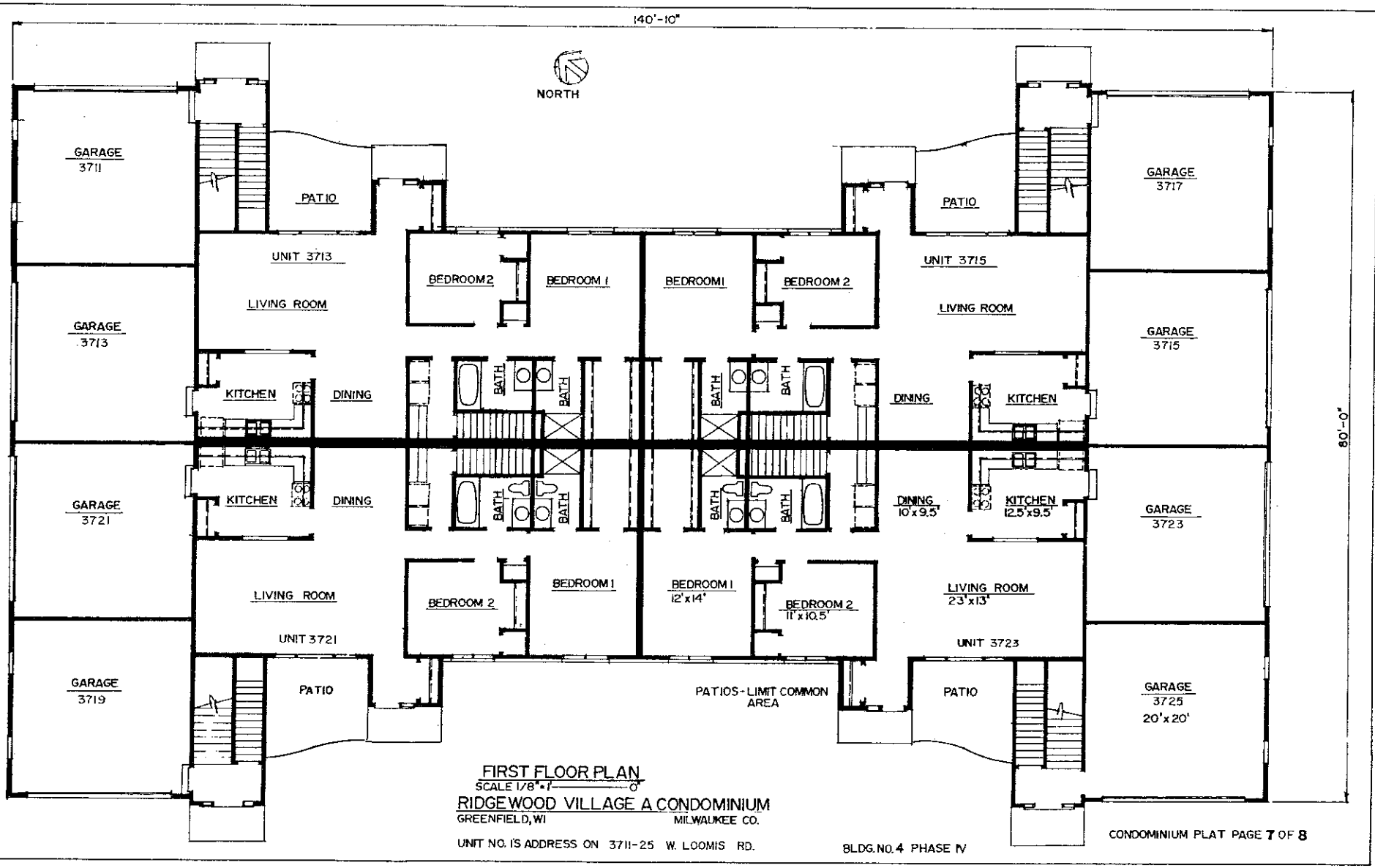
BLDG. NO. 4

PHASE IV

CONDOMINIUM PLAT PAGE 6 OF 8

REC 2175 PAGE 1288

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FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

RIDGEWOOD VILLAGE A CONDOMINIUM
GREENFIELD, WI MILWAUKEE CO.

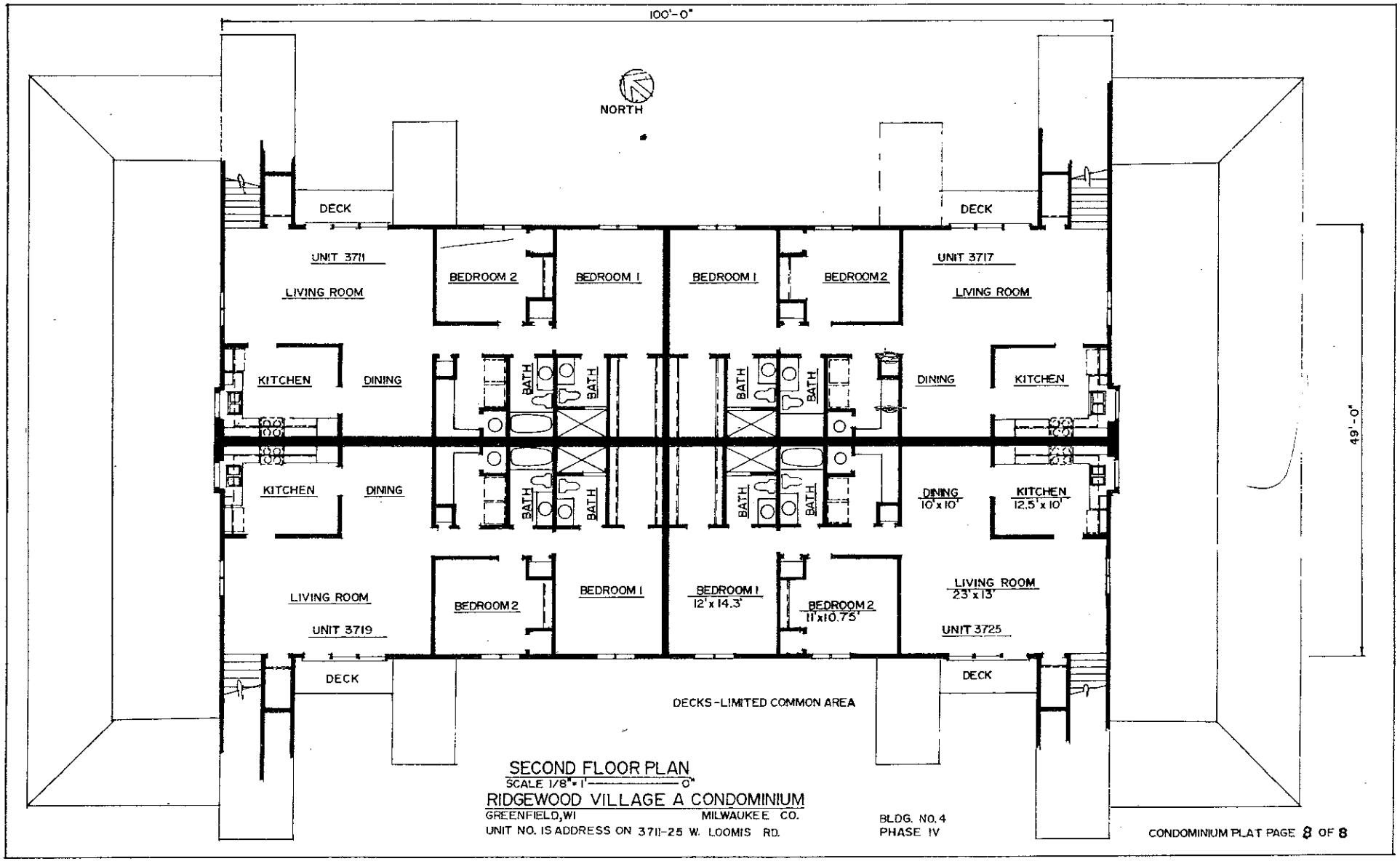
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BLDG. NO. 4 PHASE IV

CONDOMINIUM PLAT PAGE 7 OF 8

REC'D 7/27/89

63



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

RIDGEWOOD VILLAGE A CONDOMINIUM
GREENFIELD, WI MILWAUKEE CO.
UNIT NO. IS ADDRESS ON 3711-25 W. LOOMIS RD.

BLDG. NO. 4
PHASE IV

CONDOMINIUM PLAT PAGE 8 OF 8

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REEL 1744 IMAG 710

5803106

FORM 14

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 8:40 AM
APR 18 1985
REEL 1744 IMAGE 710

REGISTER OF DEEDS

United States of America
State of Wisconsin
OFFICE OF THE SECRETARY OF STATE

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

5803106	
RECORDS	14.00
SUBTOTAL	68.00
TOTAL	68.00
CASH	68.00
0075540 0001 R02 T08:56	

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said document.

Douglas La Follette

DOUGLAS La FOLLETTE
Secretary of State

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION C

BY-LAWS

BY-LAWS

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BY-LAWS
OF
RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

ARTICLE I

Name and Purpose

Pursuant to the Articles of Incorporation of Ridgewood Village Condominium Association, Inc., and the Condominium Declaration for RIDGEWOOD VILLAGE, A CONDOMINIUM recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin (hereinafter "Declaration"), the following are adopted as the By-Laws of RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC. (hereinafter sometimes referred to as the "Association"), which is a non-profit non-stock corporation formed and organized to serve as an association of Unit Owners who own real estate and improvements (hereinafter the "Property") under the condominium form of ownership, as provided in the Condominium Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Declaration.

These By-Laws shall be deemed covenants running with the land and shall be binding on the unit owners, their heirs, administrators, personal representatives, successors and assigns.

ARTICLE II

Members, Voting and Meetings

2.1 ***Members.*** The rights and qualifications of the members are as follows:

a. *Defined.* Members of the Association shall be all unit owners, and members shall have one vote for each unit owned. Every unit owner upon acquiring title to a unit under the terms of the Declaration shall automatically become a member of the Association and shall remain a member thereof until such time as his ownership of such unit ceases for any reason, at which time his membership in the Association shall automatically cease.

b. *One Membership and Vote Per Unit.* One membership and one vote shall exist for each unit. If title to a unit is held by more than one person, the membership related to that unit shall be shared by such owners in the same proportionate interests and by the same type of tenancy in which the 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.

c. *Membership List.* The Association shall maintain a current Membership List showing the membership pertaining to each unit, the address to which notice of meetings of the Association shall be sent, any mortgagee of the unit, and the person designated to cast the one vote pertaining to such unit. Only the person so designated shall be entitled to cast a vote in person or by proxy. A designation may be limited in time or may be changed by notice in writing to the Secretary of the Association signed by a majority of the persons having an ownership interest in the unit.

d. *Transfer of Membership.* Each membership shall be appurtenant to the unit upon which it is based and shall be transferred automatically upon conveyance of that unit. Membership in the Association may not be transferred, except in connection with the transfer of a unit. Upon transfer of a unit, the Association shall, as soon as possible thereafter, be given written notice of such transfer, including the name and address of the new owner, identification of unit, date of transfer, name of the person designated to vote, name and address of mortgagee, and any other information about the transfer which the Association may deem pertinent, and the Association shall make appropriate changes to the Membership List effective as of the date of transfer. The Association may provide Membership Certificates to its members.

2.2 ***Quorum and Proxies for Members' Meetings.*** A quorum for members' meetings shall consist of twenty percent (20%) of the votes in the Association. Votes may be cast in person or by proxy in accordance with designations in the Membership List. Proxies shall be valid only for the particular meeting(s) or time period designated therein, up to a maximum of 180 days, unless sooner revoked, and must be filed with the Secretary before the appointed time of the meeting. If any meeting of members cannot be organized because a quorum is not present, a majority of the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, without further notice. At such adjourned meeting at which a quorum shall be present or represented any business may be transacted which might have been transacted at the meeting as originally noticed.

2.3 ***Act by Majority.*** The act of a majority of votes of the Association present in person or by proxy at any meeting at which a quorum is present shall be the act of the Association, unless provided otherwise under the Wisconsin Condominium Law.

2.4 ***Time, Place, Notice and Calling of Members' Meetings.*** Written notice of all meetings stating the time and place and the purposes for which the meeting is called shall be given by the President or Secretary, unless waived in writing by all unit owners, to each member at his address as it appears on the books of the Association and shall be mailed or personally delivered not less than ten (10) days nor more than ninety (90) days prior to the date of the meeting. Notice of meetings may be waived before or after meetings. Meetings shall be held at such time and place as may be designated by the Board of Directors.

2.5 ***Annual and Special Meetings.*** The annual meeting shall be held on the first Monday in November of each year for the purpose of electing directors and of transacting any other business authorized to be transacted by the members. Special meetings of the members shall be held whenever called by the President or any two members of the Board of Directors and must be called by such officers upon receipt of a written request signed by members with ten percent (10%) or more (but no less than five) of all votes entitled to be cast.

ARTICLE III

Board of Directors

3.1 ***Initial Board of Directors.*** The initial Board of Directors shall consist of three (3) persons, appointed by Declarant, who need not be members of the Association, to serve until control of the Association passes to the unit owners pursuant to terms of the Declaration. Notwithstanding the foregoing, prior to the conveyance of 25% of the common element interests in RIDGEWOOD VILLAGE to purchasers, an Association meeting shall be held and unit owners other than Declarant shall elect at least 25% of the Board of Directors. Prior to the

conveyance of 50% of the common element interests by Declarant to purchasers, an Association meeting shall be held and the unit owners other than Declarant shall elect at least one-third (⅓) of the Board of Directors.

3.2 ***Number and Qualifications of Directors.*** After control of the Association passes to the unit owners pursuant to terms of the Declaration, the Board of Directors shall consist of five (5) persons, to be classified with respect to the terms for which they severally hold office as set forth in paragraph 3.4 below. Each member of the Board of Directors shall be a member of the Association or, in the event that such member of the Association is not a natural person, the appointee of such member of the Association.

3.3 ***Powers and Duties of the Board of Directors.*** The affairs of the Association including management and operation of the condominium property shall be governed by the Board of Directors. All powers and duties as shall be necessary for the administration of the affairs of the Association shall be exercised by the Board of Directors. Such powers and duties shall be exercised in accordance with the provisions of the Declaration, the Articles of Incorporation, and these By-Laws.

3.4 ***Election and Term of Directors.*** At the first annual meeting of the Association after Association control passes to the unit owners, the members shall elect five (5) directors to be classified with respect to the terms for which they hold office by dividing them into two (2) classes as follows:

(a) Three (3) directors whose terms will expire after one (1) year, at the next annual meeting of the Association (Class "A" Directors).

(b) Two (2) directors whose terms will expire after two (2) years, at the second annual meeting of the Association after their election (Class "B" Directors).

The successors to the class of directors whose terms expire as set forth above shall be elected to hold office for a term of two (2) years or until their successors are duly elected and qualified, or until any of said directors shall have been removed in the manner hereinafter provided, so that the term of one class of directors shall expire in each year.

3.5 ***Vacancies on Board.*** Vacancies on the Board of Directors caused by any reason other than the removal of a director by a vote of the members shall be filled by a vote of the majority of the remaining directors, even though they may constitute less than a quorum, and each person so elected shall be a director until a successor is elected at the next annual meeting of the members at which that class of directors is to be elected.

3.6 ***Removal of Directors.*** At any regular or special meeting duly called, any one or more of the directors may be removed with or without cause by a majority of the votes of the membership present or represented at such meeting, providing a quorum is in attendance, and a successor may then and there be elected to fill the vacancy thus created.

3.7 ***Annual Meeting and Notice.*** An annual meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of the members, for the purpose of transacting such business as may come before the meeting. Notice of the regular annual meeting of the Board of Directors shall not be required.

MEMO
4231 S. Ridgewood Lane
Greenfield, WI 53221-1095

To: Board of Directors, Ridgewood Village Condominium

From: Alan T. Wilson

Date: October 11, 1988

Subject: Proposed amendment to By-Laws

==========

I request that the following amendments to the Association's By-Laws be submitted to the first meeting of the Association when control of the Association passes to the unit owners.

The purpose of the amendments is to change the By-Laws so that one Director will be elected from and by the owners of each building.

The items to be dropped have dashes over them and the underlined portions will be inserted.

3.2 Number and Qualifications of Directors. ...the Board of Directors shall consist of ~~five-(5)~~ seven (7) persons,... Each member of the Board of Directors shall be a member of the Association, [redacted] in the event that such member is not a natural person, the appointee of such member of the Association.

3.4 Election and Term of Directors. At the ~~first-annual~~ meeting of the Association after Association control passes to the unit owners, the members shall elect ~~five-(5)~~ seven (7) directors to be classified with respect to the terms for which they hold office by dividing them into two (2) classes as follows:

(a) ~~Three-(3)~~ Four(4) directors whose terms will expire after one (1) full year, at the next first annual meeting of the Association after their election ~~(Class-"A" Directors)~~. These Class "A" Directors shall represent the odd numbered buildings as designated on the plat map.

(b) ~~Two-(2)~~ Three (3) directors whose terms will expire after two (2) full years, at the second annual meeting of the association after their election (Class "B" Directors). These Class "B" Directors shall represent the even numbered buildings as designated on the plat map.

3.8 ***Regular Meetings and Notice.*** The Board of Directors may provide by resolution for regular or periodic meetings of the Board, to be held at a fixed time and place, and upon the passage of any such resolution, such meetings shall be held at the stated time and place without the necessity of other notice than such resolution.

3.9 ***Special Meetings and Notice.*** Special meetings of the Board of Directors may be called by the President or by two (2) directors on three (3) days prior written notice to each director, given personally or by mail, which notice shall state the time, place and purpose of the meeting.

3.10 ***Waiver of Notice.*** Before, at or after any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a director at any meeting of the Board shall be a waiver by him of notice of the time and place thereof. If all of the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

3.11 ***Quorum of Directors — Adjournments.*** At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. If, at any meeting of the Board of Directors, there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time without further notice. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting as originally called may be transacted.

3.12 ***Fidelity Bonds.*** The Board of Directors may require that some or all officers and/or employees of the Association handling or responsible for Association's funds shall furnish adequate fidelity bonds. The premiums on any such bonds shall be paid for by the Association.

ARTICLE IV

Officers

4.1 ***Designation, Election and Removal.*** The principal officers of the Association shall be a President, Vice-President, Secretary and Treasurer, to be elected annually by the Board of Directors. Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his successor shall be elected at a regular meeting of the Board of Directors, or at any special meeting called for that purpose. Any two or more offices, except a combination of the offices of President and Secretary and a combination of the offices of President and Vice-President, may be held by the same person.

4.2 ***President.*** The President shall be selected from among the members of the Board of Directors and shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all the general powers and duties which are usually vested in the office of President including, but not limited to, the power to sign, together with any other officer designated by the Board, any contracts, checks, drafts or other instruments on behalf of the Association in accordance with the provisions herein. The President shall perform such duties and have such other authority as may be delegated by the Board of Directors.

4.3 ***Vice-President.*** The Vice-President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If both the President and the Vice-President are unable to act, the Board of Directors shall appoint some other member of the Board to act on an interim basis. The Vice-President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

4.4 ***Secretary.*** The Secretary shall keep the minutes of all meetings of the Board of Directors and of the Association and shall have charge of the Association's books and records, and shall, in general, perform all duties incident to the office of the Secretary. The Secretary shall be responsible for maintaining the Membership List and the issuance of Membership Certificates for the Association

4.5 ***Treasurer.*** The Treasurer shall have responsibility for the Association's funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements and financial records and books of account on behalf of the Association. He shall be responsible for the deposit of all monies and all valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall also be responsible for the billing and collection of all common and special charges and assessments made by the Association. The Treasurer shall count votes at meetings of the Association.

4.6 ***Liability of Directors and Officers.*** No person shall be liable to the Association for any loss or damage suffered by it on account of any action taken or omitted to be taken by him as a director or officer of the Association, if such person (a) exercised and used the same degree of care and skill as a prudent man would have exercised or used under the circumstances in the conduct of his own affairs, or (b) took or omitted to take such action in reliance upon advice of counsel for the Association or upon statements made or information furnished by officers or employees of the Association which he had reasonable grounds to believe to be true. The foregoing shall not be exclusive of other rights and defenses to which he may be entitled as a matter of law. The Board of Directors may provide directors' and officers' liability insurance in such amounts and with such coverage as may be determined by the Board of Directors to be necessary or advisable from time to time.

4.7 ***Compensation.*** No director or officer of the corporation shall receive any fee or other compensation for services rendered to the Association except by specific resolution of the membership.

ARTICLE V

Declarant Control

Notwithstanding any other provisions contained in these By-Laws, 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) seven (7) years after the first sale of a unit in RIDGEWOOD VILLAGE 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 Condominium Ownership Act of Wisconsin. Each owner of a condominium unit in RIDGEWOOD VILLAGE 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.

ARTICLE VI

Operation of the Property

6.1 ***The Association.*** The Association, acting through the Board of Directors, shall be responsible for administration, maintenance, management and operation of the condominium property, in accordance with the Condominium Ownership Act, the Declaration, the Articles of Incorporation, and these By-Laws. The Association, by resolution of the Board of Directors, shall have full power and authority to borrow money and acquire and convey property on behalf of the Association, provided that any single Association loan, acquisition, conveyance, or mortgage involving the sum of $10,000 or more, shall first be approved by the membership at an annual or special meeting called for such purpose. The Association may, to the extent it deems advisable, contract for management services or a managing agent with respect to the administration and operation of the condomium.

6.2 ***Rules and Regulations.*** The Association, through the Board of Directors, shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants. Such rules and regulations of the Association shall not be inconsistent with the terms of the Declaration or the contracts, documents, and easements referred to in the Declaration, and shall be designed to prevent unreasonable interference with the use of the respective units and the common elements and facilities by persons entitled thereto. The Association members, their lessees or guests, and any occupants of the units shall conform to and abide by all such rules and regulations. A violation of any such rules or regulations shall constitute a violation of the Declaration. The Association through its Board of Directors shall designate such means of enforcement thereof as it deems necessary and appropriate. The rules and regulations may be adopted, altered, and amended or repealed by either the members of the Association or the Board of Directors, in each case by an affirmative vote of 67% or more of the votes present or represented at a meeting at which a quorum is in attendance, provided that no rule or regulation adopted by the members shall be amended or repealed by the Board of Directors if the rule or regulation so adopted so provides.

6.3 ***Common Expenses.*** The Board of Directors shall determine the common expenses of the Association, and shall prepare an annual operating budget for the Association in order to determine the amount of the assessments payable by each unit to meet the estimated common expenses of the Association for the ensuing year. The amounts required by such budget shall be assessed against the units and allocated among the members of the Association according to their respective percentages of ownership in the common elements and facilities of the Condominium as set forth in the Declaration. The assessments shall be made on an annual basis and shall be prorated and due and payable in installments. If not paid on or before the due date, the assessment shall bear interest at the prevailing prime rate of interest, determined as of the first day of each month by the bank handling Association accounts, until paid in full. If delinquent for more than thirty (30) days, the Association may accelerate the annual assessment remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association. In the event the annual budget and assessments are not determined prior to the beginning of a fiscal year of the Association, the assessment for the prior year shall remain in effect until revised by the Board of Directors.

6.4 ***Operating Budget.*** The annual operating budget shall provide for two funds, one of which shall be designated the "operating fund" and the other the "reserve fund." The operating fund shall be used for all common expenses which occur annually or more frequently, such as amounts required for the cost of maintenance and repair of the common elements, management services, insurance, common services and utilities, administration, materials and supplies. The reserve fund shall be used for contingencies and periodic expenses such as painting or renovation. In the event the Association incurs extraordinary expenditures not originally included in the annual budget, then such sums as may be required in addition to the operating fund may be charged against the reserve fund. In the event that both funds prove inadequate to meet the necessary common expenses, or at the discretion of the Board of Directors, the directors may levy further assessment(s) against the unit owners.

The reserve fund may also be used to discharge mechanic's liens or other encumbrances levied against the entire property, or against each unit, if resulting from action by the Association. The unit owner or owners responsible for any lien which is paid by the Association but not the obligation of the Association shall be specially assessed for the full amount thereof. The directors may also use the reserve fund for the maintenance and repair of any unit if such maintenance and repair, although the obligation of the unit owner, is necessary to protect the common property. The full amount of the cost of any such maintenance or repair shall be specially assessed to the unit owner responsible therefor. Any charges against the reserve fund in accordance with the foregoing paragraphs which are not otherwise repaid to the fund shall be replenished by additional assessments against the unit owners in subsequent years.

The annual budget shall be prepared and determined by November 1st of each calendar year. The Board of Directors shall advise all members of the Association in writing of the amount of common assessments payable on behalf of each unit by the date of the annual membership meeting and shall furnish copies of the budget on which such common assessments are based to each member.

If within fifteen (15) days after the annual membership meeting a petition is presented to the Board of Directors protesting such assessments or the budget upon which they are based, and the petition is signed by members representing more than fifty percent (50%) of the membership entitled to vote with respect to such assessments, then the directors shall notify all members of a meeting called for the sole purpose of reviewing such assessments or budget. At such meeting, the vote of more than fifty percent (50%) of the membership entitled to vote may revise the budget and assessments, and such revised budget and corresponding assessments shall replace for all purposes the ones previously established; provided, however, that the annual budget and assessments may not be revised downward to a point lower than the average total budget for the preceding two years and provided further, that if a budget and assessments have not been established and made for any two preceding years, then the budget and assessments may not be revised downward until two years of experience exist.

6.5 ***Default and Liens.*** All assessments, until paid, together with interest and actual costs of collections, constitute a lien on the units on which they are assessed and on the undivided interest in the common elements appurtenant thereto. If a member of the Association is in default in payment of any charges or assessments for a period of more than thirty (30) days, the Board of Directors, in the name of the Association, may file liens therefor and bring suit for and on behalf of the Association, as representative of all members, to enforce collection of such delinquencies or to foreclose the lien therefor, as provided by law, and there shall be added to the amount due the costs of collection and interest, together with attorney fees. Liens shall be sign-

ed and verified on behalf of the Association by any officer of the Association. The owners of a unit against which a lien has been filed shall not be entitled to vote at Association meetings until the lien has been paid in full.

ARTICLE VII

Repairs and Maintenance

7.1 ***Individual Units.*** Each unit owner, at his sole expense, shall be responsible for keeping the interior of his unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition. Each unit owner must perform properly or cause to be performed all maintenance and repair work within his own unit 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. 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 doors and windows (including washing and replacement of broken glass), garage interiors and doors, stairs and stairways, screens and screening, lighting fixtures, refrigerators, ranges, individual unit central heating and air conditioning equipment, including appurtenant compressor and equipment (window air conditioners are not permitted at RIDGEWOOD VILLAGE), plumbing fixtures, dishwashers, disposals, laundry equipment such as washers and dryers, water heaters, interior electrical wiring and fixtures, doorbells, or other equipment which may be in, or connect with, the unit or the limited common elements appurtenant to the unit. For purposes of uniformity of external appearance, the Association may specify the type and quality of materials to be used in replacing, repairing, painting or maintaining external fixtures such as entry doors, garage doors, lighting fixtures and other items which may be determined from time to time by the Board of Directors of the Association.

7.2 ***Common Elements and Facilities.*** The Association shall be responsible for the management and control of the common and limited common elements and facilities and shall cause the same to be maintained, repaired and kept in good, clean, attractive and sanitary condition, order, and repair, except to the extent individual unit owners are responsible therefor as provided hereinafter with respect to limited common elements. Without in any way limiting the foregoing, the Association shall be responsible, at Association expense (unless necessitated by the negligence or misuse of a unit owner, in which case such expense shall be charged and specially assessed to such unit owner), for accomplishment of the following specific items of maintenance and repair with respect to the common and limited common elements:

— All painting, repairing, restoration, maintenance, and decorating of building exteriors, walls and roofs, including balconies and patios, and including painting of exterior doors and garage doors.

— General repair, maintenance, repair or replacement of exterior fixtures including gutters, downspouts and exterior lighting fixtures and associated equipment

— Lawn care, including landscaping, fertilizing, watering, weed control, tree pruning, grass cutting, edging and trimming, as required

— Maintenance, repair or restoration of streets, sidewalks, driveways, parking areas and vehicle storage areas which are a part of the condominium property

— Snow and ice removal with regard to streets, walks, drives and parking areas within the condominium property

— Provision, maintenance and storage of equipment and materials required to accomplish the foregoing.

7.3 ***Limited Common Elements.*** Each unit owner, at his sole expense, shall be responsible for keeping the limited common elements appurtenant to his unit, as defined in the Declaration, in a good, clean, sanitary and attractive condition. No objects or structures, other than movable furniture or decorative pieces, shall be placed upon the limited common elements without the prior written consent of the Board of Directors of the Association. Every unit owner shall have the right to decorate the limited common elements appurtenant to his unit in a nonstructural manner provided that decorations which are visible to other units or to the public shall have the prior written approval of the Board of Directors of the Association.

7.4 ***Association Services.*** The Association may provide any service or maintenance requested by a unit owner or owners with respect to individual units or limited common elements that the Association is able and willing to provide or perform, and shall specially assess such requesting owner or owners therefor.

ARTICLE VIII

Duties and Obligations of Unit Owners

8.1 ***Rules and Regulations.*** The units and the common elements and facilities and limited common elements (hereinafter in this paragraph sometimes collectively referred to as "commons") shall be occupied and used in accordance with the Declaration, the Articles of Incorporation, these By-Laws, and the rules and regulations adopted by the Association from time to time, including the following:

(a) *Use.* No unit owner shall occupy or use his unit or the limited common elements appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, the owner's family, or the owner's lessees or guests. No trade or business shall be conducted on the condominium property or from any unit.

(b) *Parking.* Each unit in RIDGEWOOD VILLAGE includes an indoor parking garage. In addition, unit owners may utilize parking areas immediately in front of their respective garages for parking of passenger automobiles. However, no other motorized vehicles, boats, campers, trailers, recreational vehicles, or other vehicles of any sort shall be stored or parked, except temporarily for less than 16 hours for the purpose of trip preparation, in surface parking areas. Such boats, campers, trailers, recreational vehicles, or other vehicles may be stored or parked only in the indoor parking garages or in areas designated for such purpose by the Association.

(c) *Animals and Poultry.* No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or in the commons, except that dogs, cats, birds and fish may be kept as household pets by unit owners, provided they are not kept or maintained for commercial or breeding purposes, and are kept subject to rules and regulations which may be adopted by the Association regarding same.

(d) *Pet Restrictions.* Dogs kept as pets at RIDGEWOOD VILLAGE shall be limited in size to a standing height of no more than 16" and to a weight limitation of no more than 20 pounds and shall be limited to one dog per unit. A pet shall not be allowed at large within the commons, but shall always be leashed and within the immediate control of a person when outside of any building. All droppings must be picked up and disposed of by the person in control of a pet. Owners of pets shall take reasonable precautions and efforts to prevent their pets from being a nuisance or annoyance to other unit owners or occupants.

(e) *Window Treatments.* Within thirty (30) days after the occupancy of any unit, the owner of the unit shall provide appropriate window treatments, so that all windows within the unit are either uncovered or are treated with pleated drapes properly hung on drapery rods, shutters, or window shades.

(f) *Window Air Conditioners.* Window air conditioning units are prohibited at RIDGEWOOD VILLAGE, and no window air conditioning system shall be operated from any unit or the commons. Each unit will include central air conditioning as an option upon initial sale, or may be later modified to include central air conditioning.

(g) *Obstructions.* There shall be no obstruction of the commons. No clothing or other materials shall be hung or displayed from the patios or balconies.

(h) *Increase of Insurance Rates.* Nothing shall be done or kept in any unit or in the commons which will increase the rate of insurance on the commons, without the prior consent of the Association. No unit owner shall permit anything to be done or kept in his unit or in the commons which will result in the cancellation of insurance on any unit or any part of the commons, or which would be in violation of any law or ordinance. No waste will be committed in the commons.

(i) *Signs.* No sign of any kind shall be displayed to the public view on or from any unit or the commons, excepting one reasonable sign showing a unit "for sale," without the prior consent of the Association. No window signs are permitted.

(j) *Noxious Activity.* No noxious or offensive activity shall be carried on in any units or in the commons, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

(k) *Alteration, Construction or Removal.* Nothing shall be altered or constructed in or removed from the common elements and facilities, except upon the written consent of the Association.

(l) *Conflict.* The above rules and regulations, and those which may be hereafter adopted by the Association, are in addition to the Declaration, and the documents, contracts, declarations, and easements set forth in the Declaration, and in the event of a con-

flict, the Declaration and contracts, declarations, and easements set forth and referenced therein shall govern.

(m) *Enforcement.* The foregoing rules and regulations and other rules and regulations adopted by the Association shall be enforced by such means as the Association deems necessary and appropriate, including recourse to civil authorities, court action if necessary, and monetary fines of not less than $50 per violation to be charged and assessed against the owners of units who violate or whose guests or unit occupants violate such rules and regulations. Such fines shall be charged and assessed against the subject unit and may be enforced and collected as an assessment for common expenses, including the foreclosure of a lien therefor.

ARTICLE IX

General

9.1 ***Fiscal Year.*** The fiscal year of the Corporation shall begin on the first day of January and end on the last day of December in each year, unless a different fiscal year is elected on the first annual tax return filed by the Association.

9.2 ***Address.*** The mailing address of the Association shall be 4434 Green Ridge Circle, P.O. Box 20875, Greenfield, Wisconsin 53220, until such time as Declarant has sold all units in the Condominium, at which time a new mailing address may be designated by the Association.

9.3 ***Seal.*** The Board of Directors shall provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the corporation and the words "Corporate Seal, Wisconsin."

ARTICLE X

Amendments

10.1 ***By Members.*** These By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the members, at any meeting called for such purpose, by the affirmative vote of unit owners having sixty-seven percent (67%) or more of the votes in the Association.

10.2 ***Rights of Declarant.*** No amendment of these By-Laws shall alter or abrogate the rights of Declarant as contained in these By-Laws.

ARTICLE XI

Miscellaneous

11.1 ***Record of Ownership.*** Every unit owner shall promptly cause to be duly recorded or filed of record the deed, assignment or other conveyance to him of such unit or other evidence of his title thereto, and shall file any lease with and present such other evidence of his title to the Board of Directors, and the Secretary shall maintain all such information in the Membership List of the Association.

11.2 ***Mortgages.*** Any unit owner who mortgages his unit or any interest therein shall notify the Board of Directors of the name and address of his mortgagee, and also of any release of such mortgage, and the Secretary shall maintain all such information in the Membership List of the Association.

11.3 ***Statement of Assessments.*** The Board of Directors or Treasurer of the Association, at the request of any mortgagee or any prospective purchaser of any unit or interest therein, shall provide a statement to such person as to the amount of any assessments against such unit then due and unpaid, within ten (10) business days after such request is received.

11.4 ***Indemnity of Officers and Directors.*** Every person who is or was a director or an officer of the Association (together with the heirs, executors and administrators of such person) shall be indemnified by the Association against all loss, costs, damages and expenses (including reasonable attorneys' fees) asserted against, incurred by or imposed upon him in connection with or resulting from any claim action, suit or proceeding, including criminal proceedings, to which he is made or threatened to be made a party by reason of his being or having been such director or officer, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of his duty as such director or officer in relation to the matter involved. The Association, by its Board of Directors, may indemnify in like manner, or with any limitations, any employee or former employee of the Association with respect to any action taken or not taken in his capacity as such employee. The foregoing rights of indemnification shall be in addition to all rights to which officers, directors or employees may be entitled as a matter of law.

All liability, loss, damage, costs and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses; provided, however, that nothing in this Article XII contained shall be deemed to obligate the Association to indemnify any member or owner of a condominium unit who is or has been an employee, director or officer of the Association with respect to any duties or obligations assumed or liabilities incurred by him under and by virtue of the Declaration, Wisconsin's Condominium Ownership Act, the Articles and By-Laws of the Association, as a member of the Association, or owner of a condominium unit.

11.5 ***Subordination.*** These By-Laws are subordinate and subject to all provisions of the Declaration and any amendments thereto and the Condominium Ownership Act under the laws of the State of Wisconsin, which shall control in case of any conflict. All terms herein (except where clearly repugnant to the context) shall have the same meanings as in the Declaration or said Condominium Ownership Act.

11.6 ***Interpretation.*** In case any provision of these By-Laws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Nothing in these By-Laws shall be deemed or construed to authorize the Association or Board of Directors to conduct or engage in any active business for profit on behalf of any or all of the unit owners.

— End of By-Laws —

DEVELOPER'S AGREEMENT

This Agreement, made and entered into this 5th day of June, 1984, by and between the CITY OF GREENFIELD, a municipal corporation, duly organized and existing under the laws of the State of Wisconsin, with principal offices located at 7325 West Forest Home Avenue, hereinafter called "CITY" and DIXON HOME SERVICE CORPORATION, 4434 South Green Ridge Circle, Greenfield, Wisconsin, 53220, hereinafter called "DEVELOPER".

WHEREAS, DEVELOPER has presented to the CITY for approval its Planned Development Project, the DEVELOPER promises, covenants and agrees as follows:

1. That this agreement shall be binding upon DEVELOPER'S heirs, executors, administrators, successors and assigns and shall be recorded or filed in the Register of Deeds Office for Milwaukee County.

2. The DEVELOPER shall complete the Development within eighteen (18) months of the date of this instrument.

3. The DEVELOPER has caused Certified Survey Map No. _____ to be prepared to show the size and location of the Development. This document is attached hereto and labeled Exhibit No. 1.

4. Sanitary sewer mains exist for this project in West Loomis Road (S.T.H. "36") and West Coldrping Road. The CITY agrees to permit the DEVELOPER to connect a sanitary sewer lateral for each building to the respective mains in West Loomis Road or West Coldspring Road as shown on the utility plan attached hereto and labeled Exhibit No. 2.

5. The DEVELOPER has caused detailed construction plans to be prepared for storm sewer within the Development. These plans are attached hereto and labeled as Exhibit No. 3. These plans are approved subject to the condition that approval is obtained from the Sewerage Commission of the City of Milwaukee.

6. The DEVELOPER has caused detailed storm sewer easement plans and legal descriptions necessary for these easements to be prepared. These documents are attached hereto and labeled as Exhibit No. 4.

7. The DEVELOPER has caused detailed construction plans to be prepared for water mains within the Development. These plans are attached hereto and labeled Exhibit No. 5. These plans are approved subject to the condition that approval is obtained from the City of Milwaukee and the Department of Natural Resources.

8. The DEVELOPER shall provide water main easements to the City of Milwaukee as required as described in Exhibit No. 6 attached hereto and made a part hereof.

9. The DEVELOPER acknowledges that said streets, roadways, parking areas, etc. are private and, therefore, the responsibility of said Development. No cost or charges shall be borne by CITY for the installation, construction, reconstruction, maintenance and/or repair of said streets, roadways, parking areas, etc.

10. The DEVELOPER has caused a detailed landscaping plan to be prepared for the landscaping of the Development. This plan is attached hereto and labeled as Exhibit No. 7.

11. The DEVELOPER has caused a horizontal control site plan to be prepared for the placement of buildings in the Development. This plan is attached hereto and labeled as Exhibit No. 8.

12. The DEVELOPER has caused a detailed grading plan to be prepared for grading with the Development. This plan is attached hereto and labeled as Exhibit No. 9

13. DEVELOPER agrees to pay the water main connection charge for the main in West Coldspring Road in the amount of $19,157.20 (478.93 ft. x $40.00/ft.).

14. DEVELOPER agrees to pay the CITY $8,400.00 (56 units @ $150.00/unit) as "Payment in Lieu of Dedication" for park and open spaces in conformance with Section 20.06 of the City Code, Ordinance No. 944.

15. The DEVELOPER shall, entirely at his expense, within a period of eighteen (18) months commencing with the date of this instrument, construct, install, furnish and provide adequate facilities to provide surface water drainage, sanitary sewer laterals, water mains, curb cuts and driveways. These facilities shall be constructed and installed per the plans attached hereto and on record in the City Engineer's Office. All work shall be installed in accordance with the CITY'S specifications. The DEVELOPER and the CITY agree that building permits shall be issued only for building number 1 & bldg. number 2 at this time. After all the underground utilities are installed and approved, building permits shall be issued for all remaining buildings in the project.

16. The DEVELOPER shall deposit with the City Treasurer the following amounts of money for the stated purposes:

$ 500.00	Cash deposit for City administration and legal expenses.
2,500.00	Cash deposit for City administration and inspection of water main.
2,000.00	Cash deposit for City administration and storm sewer inspection and as-builts.
19,157.20	Cash payment for water main connection charge.
8,400.00	Cash deposit for "Payment in Lieu of Dedication" (Ordinance No. 944). This amount is a one-time non-adjustable payment for park funds.
100.00	Cash deposit for two (2) street signs.
$32,657.20	Total Cash Deposit

Receipt No. 40299 Date 5-24-84

If the CITY'S actual cost of administration and inspection exceeds said amounts, DEVELOPER shall make up any deficiency. If the actual cost is less than said amounts, the CITY will return the excess. In addition, DEVELOPER will provide the following performance bonds:

1. Bond in the amount of _____ for the installation of the storm sewers.

2. Bond in the amount of _____ for the installation of the water mains.

3. Bond for the landscaping and amenities due upon request for an occupancy permit for the buildings. The amount of this bond to be determined at the time of request for an occupancy permit.

Insuring that such facilities as required by CITY ordinance will be installed as therein provided and within the time limits set forth herein.

17. DEVELOPER shall be responsible for all street signs for the Subdivision in accordance with CITY specifications.

18. It is mutually agreed that all exhibits referred to and/or attached hereto are part of this agreement and any conditions contained in any approvals as called for herein are also incorporated within this agreement and made a part hereof.

19. It is mutually agreed that all rights of way and/or easements shown on any exhibit referred to herein for any of the following but not limited thereto because of enumeration thereof, storm sewer, sanitary sewer, water mains, open drainage ways, lateral extensions shall be deemed granted and/or dedicated and accepted, and the CITY shall not have any monetary obligation to any person, firm or corporation as a result thereof. Written easements and right of way shall be provided to the CITY by DEVELOPER on request.

20. It is mutually agreed that all terms and conditions pertaining to the development as imposed by the City Plan Commission, Board of Public Works, Sewer and Water Commission and Common Council and as set forth in their official minutes are made a part hereof by reference as though fully set forth herein.

21. If DEVELOPER should be adjudged a bankrupt, or if it should make a general assignment for the benefit of its creditors, or if it or its contractors should disregard statutes, ordinances, regulations, orders, or the instruction of the City Building Inspector and the City Engineer, or if he should fail to perform any provisions of this agreement, then the CITY'S Board of Public Works, upon the certificate of the City Engineer that sufficient cause exists to justify such action, may, without prejudice to any other right or remedy of CITY, including

the right to damages, and after giving DEVELOPER and its surety ten (10) days' written notice, take possession of the premises and of all materials, tools, equipment and plant thereon and finish the work by whatever method it may deem expedient, and DEVELOPER, or its surety in the event of its default, shall pay CITY the cost of so completing the work.

DEVELOPER'S Surety shall have the right to complete the work, but in the event that performance has not been commenced within ten (10) days from the date of notice to DEVELOPER of suspension of the work, then CITY'S Board of Public Works has the right to continue in possession of and utilize, for the completion of the work, any and all materials, tools, equipment and plant which DEVELOPER or its contractors have had delivered upon the site of the work and to prosecute the work to completion as it may deem expedient and at the expense of DEVELOPER and its surety.

Whether or not CITY'S Board of Public Works elects to take charge of the work, DEVELOPER shall be liable to CITY, for its damages sustained by failure to complete the work on time, in addition to the cost of completion of the work.

22. In addition to, and not to the exclusion or prejudice of, any other provisions of this agreement, DEVELOPER shall indemnify and save harmless CITY, its officers and employees, and shall defend the same, from and against any and all liability, claims, loss damages, interest, actions, suits, judgments, costs, expenses, attorneys' fees and the like, to whomsoever owed and whomsoever and whensoever brought or obtained, which may in any manner result from or arise in the course of or out of the performance of the work and this agreement, expressly including though not limited to: negligence and the breach of any duty whether imposed by statute, ordinance, regulation, order, decree or law of any other sort or by contract, on the part of DEVELOPER, or its officers, employees, agents, workmen, or independent contractors, in carrying out the work and in

supervising and safeguarding the same in any respect whatever, the infringement of any patent, trademark, trade name, or copyright; claims arising under any law including Workmen's Compensation Law.

In every such case, where judgment is recovered against CITY, if notice has been given to DEVELOPER of the pendency of suit within ten (10) days after its commencement, the judgment shall be conclusive upon DEVELOPER, not only as to the amount of damages, but also as to its liability to CITY.

23. DEVELOPER shall remedy or cause to be remedied any defects due to faulty materials or workmenship, and shall pay for any damage resulting therefrom, which shall appear within a period of one year from the date of CITY'S acceptance of the work.

24. DEVELOPER shall, in the performance of this agreement, comply with and give all stipulations and representations required by all applicable federal, state and local laws, ordinances and regulations, DEVELOPER shall also require such compliances, stipulations and representations with respect to any contract entered into by DEVELOPER with others (pertaining to the work covered by this agreement) as may be required by all applicable federal, state and local laws, ordinances and regulations.

Should DEVELOPER fail with respect to any of these provisions, it shall indemnify and hold harmless, CITY and all of its officers, agents and employees from any liability or damage on account of such failure.

25. The CITY representatives shall at all times have access to the work wherever it is in preparation or progress and DEVELOPER shall provide proper facilities for such access and for inspection. If any work is covered up without approval or consent of the CITY, it will, of required by the CITY, be uncovered for examination at DEVELOPER'S expense. Re-examination or questioned work may be ordered by the CITY and if so ordered, the work will be uncovered by DEVELOPER, but if such work be found in accordance with the applicable plans, specifications and regulations, CITY shall pay the cost of

re-examination and replacement. If such work be found not in accordance with such plans, specifications and regulations, DEVELOPER shall pay such cost.

26. All work shall be done subject to the approval of the CITY'S representatives. They shall decide all questions which arise as to the amount, quality, and acceptability of materials furnished, work performed, manner of performance, rate of progress of the work, interpretation of plans, specifications and regulations and acceptable fulfillment of this agreement.

27. The work shall be under the full charge and care of DEVELOPER until accepted by CITY.

DEVELOPER shall be responsible for the work of its contractors, and every part thereof, for all materials, tools, appliances and property of every description used in connection therewith. It shall specifically and distinctly assume and does so assume all risks of damage or injury to property or persons used or employed on or in connection with the work and of all damage or injury to any persons or property wherever located, resulting from any action or operation under this agreement or in connection with the work, and undertakes and promises to protect and defend CITY against all claims on account of any such damage or injury.

28. Contemporaneously with the execution of this agreement and to secure faithful performance of all provisions thereof, DEVELOPER shall furnish to the CITY, Performance Bonds in the amount of (1) _____, (2) _____ and (3) a bond for the landscaping and amenities due upon request for an occupancy permit for the buildings. The amount of this bond to be determined at the time of request for an occupancy permit, and a cash deposit in the amount of $32,657.20, the total amount of all items being the estimate of the cost of completing all the above named work and of the costs to be incurred by the CITY.

The bonds shall be executed by DEVELOPER and a surety company satisfactory to CITY and shall guarantee to CITY, the performance by DEVELOPER

The bonds shall be executed by DEVELOPER and a surety company satisfactory to CITY and shall guarantee to CITY, the performance by DEVELOPER of all the provisions of this agreement, including without limitation by reason of this express reference thereof, to hold harmless, indemnify and guarantee provisions of the same.

In the event the DEVELOPER defaults in any manner under this agreement CITY may proceed against DEVELOPER or its surety and/or, at CITY'S option, may apply part or all of the cash deposit thereon to remedy or cure such default. The CITY may also withhold building permits and/or occupancy permits in case of any default on the part of the DEVELOPER.

29. The signing and execution of this instrument by the DEVELOPER shall act as a grant and dedication to the public all easements referred to herein for the purposes indicated. In the event separate easement documents are not executed, reference shall be made to plans submitted by DEVELOPER and approved by the CITY to delineate and identify the location and boundaries of said easements.

30. It is understood by DEVELOPER that whenever, in the opinion of the City Engineer, DEVELOPER shall have completed the work covered by this agreement, in an acceptable manner and in accordance with this agreement and the plans and specifications incorporated herein, the City Engineer shall make a final inspection of the work and upon completion of it shall certify to the Common Council in writing, as to said completion and that construction has complied with the approved design, plans and specifications and all changes, variations, alterations and modifications thereof, is satisfactory.

The date of said Certificates of Acceptability upon approval by the Common Council shall be date of final acceptance.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 5th day of June, 1984.

WITNESS:

DIXON HOME SERVICE CORPORATION

By: _____
Durwood D. Hawkins, President

CITY OF GREENFIELD

By: _____
David A. Kaczynski, Mayor

_____
Henry A. Rajchel, City Clerk

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me, this 5th day of June, 1984, the above named Durwood D. Hawkins, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Milwaukee Co., Wis.
My Commission expires: 5-3-87

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me, this 9th day of June, 1984, David A. Kaczynski, Mayor, and Henry A. Rajchel, City Clerk, of the above named CITY OF GREENFIELD, a municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation, by its authority.

_____
Notary Public, Milwaukee Co., Wis.
My Commission expires: 7-19-87

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION

Greenfield, Wisconsin

IMPORTANT OFFICIAL NOTICE

November 7, 2011

TO ALL OWNERS AT RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION:

This is your official notice, from the Board of Directors that, effective date of the amendments to the bylaws regarding owner-occupancy was November 7, 2011 (the date of adoption by the members). Enclosed for your records are copies of the Amendments to Bylaws (Articles 6.2, 6.3, 8.1 (a), 8.1 (n), 11.1) which, together with this Notice, should be kept with your packet of "Disclosure Materials" for Ridgewood Village Condominiums (consisting of the Declaration, Bylaws (as amended), Articles of Incorporation and Rules and Regulations). It is each unit owner(s) responsibility to maintain a current copy of the Disclosure Materials and make it available to any person who makes an offer to purchase their unit.

If you have any questions about the changes in the Bylaws, please contact one of the Board members.

Board of Directors
Ridgewood Village Condominiums

Karen Webb, President
Joseph Valkoun, Vice President
Dennis Zdroik, Treasurer
Joyce Muecke, Secretary
Richard Spangler
John Romans
James Longtine

Amend Article VI, 6.3 (November 7, 2011) to Read as Follows:

Common Expenses. The Board of Directors shall determine the common expenses of the Association, and shall prepare an annual operating budget for the Association in order to determine the amount of the assessments payable by each unit to meet the estimated common expenses of the Association for the ensuing year. The amounts required by such budget shall be assessed against the units and allocated among the members of the Association according to their respective percentages of ownership in the common elements and facilities of the Condominium as set forth in the Declaration. The assessments shall be made on an annual basis and shall be prorated and due and payable in installments. If not paid on or before the 10th of each month, the assessment shall bear interest. The interest rate to be charged is the current prime rate as determined by the bank that manages the Association's accounts until paid in full. If delinquent for more than thirty (30) days, the Association may accelerate the annual assessment remaining unpaid with respect to such delinquent unit for purposes of collection or foreclosure action by the Association. In the event the annual budget and assessments are not determined prior to the beginning of a fiscal year of the Association, the assessment for the prior year shall remain in effect until revised by the Board of Directors.

Amend Article VIII, 8.1 (a) (November 7, 2011) to Read as Follows:

ARTICLE VIII
Duties and Obligations of Unit Owners

8.1 (a) Use. No unit owner shall occupy or use his unit or the limited common elements appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, the owner's family, or guests. No trade or business shall be conducted on the condominium property or from any unit.

Amend Article VIII, 8.1 (n) (November 7, 2011)to Read as Follows:

Article VIII
Duties and Obligations of Unit Owners

8.1 (n) A unit owner may not rent or lease their unit or accept any money, money's worth, or other consideration in return for the use and/or occupancy of an owner's unit by any person. A non-owner occupant of a unit who pays or is obligated to pay any of the following items shall be deemed to be occupying the unit in return for valid consideration to the owner and accordingly, such use or occupancy shall be deemed a rental arrangement prohibited by this bylaw: condominium association dues, special assessments, utilities, real estate taxes, maintenance and upkeep, any other expenses associated with use and ownership of the condominium unit.

Amend Article VI, 6.2 (November 7, 2011) to Read as Follows:

ARTICLE VI
Operation of the Property

6.2 ***Rules and Regulations.*** The Association, through the Board of Directors, shall from time to time adopt rules and regulations governing the operation, maintenance and use of the units and the common elements and facilities by the unit owners and occupants. Such rules and regulations of the Association shall not be inconsistent with the terms of the Declaration or the contracts, documents and easements referred to in the Declaration, and shall be designed to prevent unreasonable interference with the use of the respective units and the common elements and facilities by persons entitled thereto. The Association members, their guests and any occupants of the units shall conform to and abide by all such rules and regulations. A violation of any such rules or regulations shall constitute a violation of the Declaration. The Association, through its Board of Directors shall designate such means of enforcement thereof as it deems necessary and appropriate. The rules and regulations may be adopted, altered, amended or repealed by either the members of the Association or the Board of Directors, in each case by an affirmative vote of 67% or more of the votes present or represented at a meeting at which a quorum is in attendance, provided that no rule or regulation adopted by the members shall be amended or repealed by the Board of Directors if the rule or regulation so adopted so provides.

Amend Article XI, 11.1 (November 7, 2011) to Read as Follows:

ARTICLE XI
Miscellaneous

11.1 ***Record of Ownership.*** Every unit owner shall promptly cause to be duly recorded or filed of record the deed, assignment or other conveyance to him of such unit or other evidence of his title thereto, and shall file such other evidence of his title to the Board of Directors, and the Secretary shall maintain all such information in the Membership List of the Association.

HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

February 6, 2017

To: All Ridgewood Condominium Home Owners

For your review and use we have enclosed the following:

- ✓ Article VI, Section 6.3 By-laws Amendment: Please attach it to your individual copy of the By-laws for your future use and reference.

Should you have any questions regarding the enclosed material, please do not hesitate to contact me.

Thank you.

Sincerely,

HUNT MANAGEMENT INCORPORATED
Management Company for
Ridgewood Condominium Association, Inc.

Todd Sarauer, CMCA, AMS, PCAM
Property Manager

Enclosure

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

huntmanagement.com
888-305-1071

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

MEMBER OF community ASSOCIATIONS INSTITUTE

RIDGEWOOD CONDOMINIUM ASSOCIATION, INC.

Amendment to the Bylaws

Article VI, Section 6.3 Common Expenses of the Bylaws is amended as follows:

6.3 Common Expenses

If not paid on or before the due date, A LATE FEE OF $25 WILL BE ADDED MONTHLY TO ANY OUTSTANDING BALANCE.

[The remainder of this section shall remain the same]

Adopted in accordance of the governing document on February 1, 2017

Ridgewood Village

Condominium Association, Inc.

RULES AND REGULATIONS

Adopted by the Board of Directors: 7-7-2018

Revised 8-10-2022

WELCOME TO CONDOMINIUM LIVING

Welcome to the Ridgewood Village Condominium Association. Condominium living may require adjustment for some individuals because it is different from living in a private residence. As directed by the Bylaws, the Association Board of Directors has established these Rules and Regulations. All residents are subject to all provisions of State Laws, Local Ordinances, and the Condominium Association Governing Documents, including the rules outlined here. At times, these documents or the actions taken by the board might not be in direct accord with actions that an owner might take for a private residence. However, as in any group enterprise, condominium living requires a degree of compromise for the benefit of all. It is essential for all Residents to demonstrate an attitude of courtesy, responsibility, and community involvement.

What does condo ownership entail?

- The interior, wall-to-wall, is the responsibility of the owner. This includes all interior and exterior doors and windows. See Declaration for further description.

- Exterior of buildings and all grounds belong to all Condo unit owners as a group—the Association. However, you still have responsibilities. See Governing Documents for further clarification.

- The Ridgewood Village Condominium Association consists of all unit owners, with one membership and vote per unit.

Please take the time to read the enclosed rules and regulations, as well as the complete Condominium Association Governing Documents. This document does not replace the Condominium Declarations, Bylaws, and Amendments that you received upon purchase of your home. The Association wants to maintain exterior uniformity and pleasant living conditions. All rules, policies, and procedures have been established to maintain the Association property, limit liability, and provide an environment where owners can enjoy life.

Operation of the Property

Ridgewood Village is managed and maintained by a professional management company under the direction of volunteers from the Association who serve elected terms on the Association Board.

Our management company is: **Hunt Management, Inc.**
10520 N. Baehr Road, Suite Q
Mequon, WI 53092
24-hour Phone Number: 262-238-1480

Hunt Management hours are Monday-Thursday 7:30 a.m. to 5:00 p.m. and Friday 8:30 a.m. to 12 Noon. Outside of these hours, calls are forwarded to their answering service and then referred to the Ridgewood Village Property Manager for follow up.

Ridgewood Village owners should direct all questions or concerns regarding property maintenance, finances, or administration to Hunt by logging into the huntmanagement.com website, by phone at 262-238-1480, or via email to clientservices@ huntmanagement.com.

For the name and contact info of the Hunt manager assigned to Ridgewood Village, please see huntmanagement.com or contact your Ridgewood Village Condominium Association Building Representative.

New owners will receive correspondence from Hunt Management regarding payment of monthly condo fees and accessing Hunt's web-based technology to request maintenance services, view real-time account status, and quickly access information such as condominium reports and Governing Documents.

The Ridgewood Village Condominium Association is governed by a Board of Directors consisting of seven Directors, or Representatives. They are elected at the Annual Meeting in November for two year, staggered terms, with four Directors elected in even number years, and three in odd number years. Directors must be members of the Association. The Board members vote annually to select officers. See Bylaws Article IV for information on officer titles and responsibilities.

Board members are elected "at large." At the Board meeting following the Annual Meeting, each Director is assigned as "Building Representative" for one of the seven buildings that make up the Association, and Association members are notified of those assignments, as well as officer selection, via communications following the meeting. **A listing of current Board members and officers can be found online at the Hunt Management website.**

The Board of Directors meets approximately every other month with the Property Manager from Hunt Management to address owner concerns, approve the financial reports and maintenance contracts, and handle other such business as may come before them. Between meetings they communicate via email regarding items that might need more immediate attention.

While owners should direct all questions regarding maintenance of the Ridgewood Village grounds and building exteriors to Hunt Management as indicated above, owners are encouraged to contact their Building Representative with any general questions or feedback regarding the Association or condominium life.

REPAIRS AND MAINTENANCE

(See Article VII of Bylaws)

Individual Units. As stated above, owners are responsible for the wall-to-wall interior of their unit, including all interior and exterior doors and windows. **All changes and/or enhancements to the exterior of a unit or any changes to the property must be approved by the Board before the change or enhancement work is done.** This includes exterior doors and windows, as well as planting of additional trees or shrubs and any other changes to the exterior of the building or site. **Before any contemplated change, a written proposal must be submitted to the Management Company. Proposals should include plan, picture, reason, and type and quality of materials to be used. Some issues may be quickly resolved via email and others may require discussion at the next Board meeting. Please allow ample time for this approval.** In the event the Board's decision is not supportive of a proposal/ request, the Board will give reasons why it was declined, as well as suggestions (if possible) for alternative options to still consider the change and stay within the goals of uniformity and/or safety. The Management Company will inform you of the Board's decision within 10 business days of the Board meeting.

Exterior and Common Elements: The Association is responsible for the exterior maintenance of all buildings and the surrounding grounds property. See Article 7.2 of Bylaws for detailed listing. Although balconies, decks and patios are limited common elements, they are maintained by the Association.

Limited Common Elements: Each unit owner, at his sole expense, shall be responsible for keeping his limited common elements in a clean, sanitary, and attractive condition. Balconies, decks and patios may not be used for storage. Be careful not to let your patio become unsightly to your neighbor.

In order to avoid overgrown flower beds, owners who wish to have flowers outside their units are strongly encouraged to use flower pots, which can be removed upon sale of the unit. Such pots cannot obstruct common areas or pathways. (See page 7, item G.)

Owners who wish to plant in-ground flower beds should plant only annual plants and should remove the dead plants at the end of the growing season. Such flowers may only be planted in beds in front of the unit or in beds beside the garage, where such areas exist. Perennials that require weeding and other care should not be planted, since future owners may not wish or be able to continue upkeep, resulting in overgrown areas that are an eyesore to all owners.

DUTIES AND OBLIGATIONS OF UNIT OWNERS

Effective: December 1, 2018

These Rules and Regulations, adopted November 7, 2018, and revised August 28, 2022, by the Board of Directors, supersede any prior Rules and Regulations.

If you observe and wish to report any infractions of these rules and bylaws, you must do so in writing to Hunt Management, who will bring your concerns to the Board. Contact information for Hunt is given on page 1. Keep in mind that the Association Board and management firm must consider the needs of all owners and will work to resolve all issues.

Article 6.2 of the Bylaws of the Ridgewood Village Condominium Association gives the Board of Directors of the Association authority to create and amend rules and regulations for the use, repair, and maintenance of the units and common elements.

Updated pages for this document will be distributed as necessary from time to time when changes are made to any of this material. As you receive updated pages, please insert them in this document as instructed. Additionally, current condominium documentation is always available online at www.huntmanagement.com.

Each owner is responsible for insurance to cover the interior as well as all property inside of their unit. The Association purchases insurance to cover exterior damage and liability insurance for injury while on Association property.

Rules and Regulations

A. *Use*. All units shall be occupied solely as private residences for owner(s), owner's family, and guests. No trade or business shall be conducted on the condominium property or from any unit. See Article VIII, 8.1 (1) Amended November 7, 2011.

   1. Noise and Disturbances. Residents and visitors must recognize that living in a high-density community carries a responsibility to be considerate of others.

      a. No resident shall make or permit to be made noise that will disturb or annoy other residents or visitors.

      b. No resident shall do or permit to be done anything that interferes with the rights, safety, comfort, convenience, or quiet enjoyment of other residents or visitors.

      c. Residents and visitors must abide by the City of Greenfield noise and nuisance Ordinance 10.08(1). That said, there are potentially two types of noise issues.

         1) Loud noises that specifically break City laws and require immediate attention, such as loud music at midnight. City of Greenfield police should be contacted in these instances.

2) Ongoing annoyances such as a neighbor regularly playing loud music, loudly practicing a musical instrument, or loudly using vulgar language. These types of occurrences should be reported to Hunt Management, who will contact the offending party.

2. *Dumpsters, Recycling, and Trash.* Ridgewood Village contracts with a local disposal company for weekly pick up of trash and co-mingled recycling.

   a. **No items should be left outside the dumpsters. Everything must be in appropriate containers and disposed of in the dumpsters.**

   b. All cardboard boxes should be emptied and flattened before recycling.

   c. **Styrofoam of any type must be disposed of in the trash dumpster, NOT RECYCLING.** Ridgewood Village is charged extra for Styrofoam found in the recycling container.

   d. **PLASTIC BAGS, BOTH FULL AND EMPTY, BELONG IN THE TRASH, NOT RECYCLING. This also applies to other plastic wrappings (for instance, the wrapping around cases of water bottles). Ridgewood Village is fined by our recycling company when these products are in the recycling dumpster. If you collect cans or other recyclables in plastic bags, you must first empty contents of the bags into the recycling dumpster and then dispose of the plastic bags in the trash dumpster.**

   e. Because Ridgewood Village contracts for private waste removal and does not participate in the City of Greenfield's Solid Waste Disposal Program, Ridgewood residents cannot use the City's Drop Off Center without a pass, which can be purchased at City Hall, Room 203. Both single-use and yearly passes are available.

   f. For information on disposal of household hazardous wastes, please call MMSD at 414-272-5100 or visit www.mmsd.com.

   g. For disposal of large items that do not fit into dumpsters, Ridgewood owners may contact Hunt Management to find out cost and arrange pick up. Owner is responsible for said cost.

   h. **Ridgewood Village owners cannot place Christmas trees at curb for city pick up.** Special pick up can be arranged by contacting Hunt Management as stated in (g) above or by purchasing a pass to use the City of Greenfield Drop Off Center per (e) above.

3. *Outside Cooking Grills.* Per City of Greenfield Ordinance 18.15 (5)(b)(1), no hibachi, gas-fired grills, or charcoal grills shall be used on any balconies. Ground level grilling is permissible provided that the grill is at least 10 feet away from any structure, overhang, or vehicle. This prohibition includes electric grills. Grills may not be left in common areas. They may be kept on lower decks and patios during grilling season, but not on upper balconies.

4. *Open Fires or Fire Pits.* No open fires or fire pits are permitted on the condominium property.

5. *Satellite Dishes.* Satellite dishes or other equipment may not be mounted on outside of any building.

6. *Rummage/Estate Sales.* The Association authorizes one Rummage Sale per year on a date approved by the Board for all unit owners wishing to participate. No private rummage sales are allowed. Following prior notification to the Management Company, vacating owners may have one moving or Estate Sale of no longer than three consecutive days.

B. *Vehicles and Parking.*

1. Each unit's garage is designed to allow indoor parking for 2 cars. Owners may park up to 2 additional cars in front of their garage doors when it does not hinder access to neighboring garages. If the configuration of the buildings is such that owners feel exceptions should be made to allow them adequate parking space, they should contact the Board on an individual basis.

2. Parking spots outlined in yellow on the lot (hereafter called "visitors spots") are to be used solely as parking for visitors or workers who are on the grounds doing service such as repairs, home healthcare, etc. for individual owners, or contract work for the Association.

   a. Owners and those living in their households should not park in visitors spots so that the spots are available as noted in B.2. Exceptions can be made on an incidental or occasional short-term basis for owners when garages are unavailable due to painting, repairs, etc.

   b. Visitors and workers may, with the permission of the owner, park in any of that owner's spaces as noted in B.1. Vehicles used by friends or relatives of owners should only be parked in the Ridgewood Village lot when the driver is visiting the owner. Overnight parking in visitor spots should only be for occasional overnight guests. To indicate the vehicle is parked for a legitimate purpose, visitors whose vehicles are parked on the lot for more than two days should post a card on the dashboard visible through the windshield with the name of the owner they are visiting.

3. No vehicle may be parked in such a way as to limit or obstruct access to common element roadways, another unit owner's garage, any mail station, or trash/recycling area.

4. No parking is allowed on Ridgewood Lane or on any unmarked areas of the grounds.

5. If a vehicle (whether owner's or owner's guest's) is parked on the grounds during a snowstorm so that the plowing contractor is prevented from properly clearing the area, the unit owner will be responsible for clearing that area.

6. Residents shall keep no more than 4 passenger automobiles per unit on the condominium property, and all must be parked as noted in Section B above.

7. No inoperable, unregistered, or junk automobiles shall be kept on the condominium property.

8. No commercial vehicles may be stored or parked overnight on the condominium property.

9. Recreation vehicles and trailers may not be parked in common areas. Exception: Parking overnight for the maximum of one night is allowed in preparation for a trip or for cleaning the vehicle, provided it does not hinder access to neighboring garages.

10. Vehicle maintenance and repairs may not be performed on any common area. An exception is made in situations when emergency repairs are required to render a vehicle operable. Vehicle washing is not considered maintenance and is permitted.

C. *Animals.*

1. Only dogs, cats, birds, and fish may be kept as indoor household animals.

2. All animals shall be kept on a handheld leash when outdoors.

3. It is the animal owner's responsibility to ensure all animal waste is immediately picked up. Extra watering and additional lawn care to protect and maintain the property as a result of animal waste or other animal damage is the responsibility of the animal owner.

4. Per City of Greenfield Ordinance 12.05 (5)(c)(2), food for birds shall be placed on raised platforms or where it is not accessible to rodents or predators such as coyotes.

D. *Animal Restrictions.* Animal ownership at Ridgewood Village is restricted to 1 dog, 1 dog and 1 cat, OR 2 cats per unit. See Bylaws Article VIII, 1(d). Dogs are limited to a weight of 20 pounds and height of 16 inches as measured at the withers, which is located behind the base of the dog's neck at the highest point of its shoulder blades.

E. *Window Treatments.* Within 30 days of unit occupancy, owners shall provide appropriate window treatments, so that all windows are either uncovered or covered with properly hung drapes, curtains, blinds, shutters, or window shades.

F. *Window Air Conditioners.* Window air conditioning units are prohibited.

G. *Obstructions.* There shall be no obstruction of the common areas. No clothing or other materials shall be hung or displayed from balconies, decks, or patios.

H. *Increase of Insurance Rates.* No hazardous materials shall be kept in any unit or common areas. Nothing shall be done or kept in any unit or the common areas that would result in cancellation of insurance or that would be in violation of any law or ordinance.

I. *Signs.* Aside from one "For Sale" sign, no signs of any kind shall be displayed on or from any unit without prior consent of the Association Board. No window signs are permitted.

J. *Noxious Activity.* No noxious or offensive activities shall be carried on in any units or in the common areas, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

K. *Alteration, Construction or Removal.* Nothing shall be altered or constructed in or removed from the common elements and facilities, except upon written consent of the Association Board. See Repairs and Maintenance above.

L. *Conflict.* The above rules and regulations and those which may be hereafter adopted by the Association are in addition to the Declaration and the documents, contracts, declarations, and easements set forth in the Declaration, and in the event of a conflict, the Declaration and contracts, declarations, and easement set forth and referenced therein shall govern.

M. *Enforcement.* Keep in mind that issues may often be addressed by a respectful discussion directly with your Ridgewood Village neighbor. **If such discussion does not provide results, infractions or violations of the Governing Documents should be reported in writing to Hunt Management, who will bring all concerns to the Board.** Documentation must include details of infraction (pictures are helpful), date and time. Following Board review, violations will be resolved as follows:

1. If deemed a violation, the Board will instruct Hunt Management to send a letter to notify the unit owner that there is a violation of the Governing Documents. The notification will provide a description of the violation and cite the specific governance that was violated. The unit owner will be given a stated period (i.e., one day or five days, depending on the violation) to correct the violation. The expectation is that unit owners will take immediate action to remediate violation.

2. If remediation does not occur or if there are continuing and repeat violations within one year's time, the Association has the authority to assess fines as follows:

    a. Notice of violation letter is sent at first violation.

    b. A fine of $100 will be assessed for a second violation.

    c. A fine of $200 will be assessed for third and subsequent violations.

If a violation continues for more than three months after a violation letter is sent, it shall be considered an ongoing violation and incur a daily $200 fine.

Such fines may be assessed against the subject unit and may be enforced and collected as an assessment for common expenses, including but not limited to a lien and/or foreclosure of the unit.

ADDENDUM

to

Ridgewood Village

Condominium Association, Inc.

RULES AND REGULATIONS

Article X of the Bylaws of the Ridgewood Village Condominium Association, Inc. reads:

Amendments

10.1 By Members. *These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the members, at any meeting called for such purpose, by the affirmative vote of unit owners having sixty-seven percent (67%) or more of the votes in the Association.*

Because the above does not provide a method of carrying out any potential change(s) to the Bylaws, your elected Board of Directors has hereby established the procedure documented below to assist owners who may wish to propose a change.

1. Any owner desiring a Bylaw change should contact the Board with information on the proposed change to determine/confirm that it is something allowed within the framework of the Bylaws and includes proper references to the existing Bylaws.
2. Upon receipt of Board approval, the petitioning owner must complete the Petition for Proposed Amendment Change form (copy attached and also available online or from Board members) and obtain the required signatures.
    a. The Petition for Proposed Amendment Change should provide text of proposed change and reference any existing Bylaws, if applicable.
    b. In order for the Board to call a meeting of all owners to vote on the proposed amendment, the petitioning owner must obtain signatures of 19 owners (34%) (one signature per unit allowed) and submit the Petition to a Board member. Signatures must be collected within a three-month timeframe.
3. After the Petition with required number of signatures is submitted to a Board member, the Board will ask the management company to schedule a meeting of all Owners to vote on the Petition. Quorum will be required at this meeting, which should be scheduled within three months of Petition submittal. Proxy votes may be submitted.
4. Per Article X of the Bylaws, if 38 unit owners (67% of the voters in the Association) vote in favor in person or by proxy at the specially called meeting, the amendment will pass and become part of the Bylaws.

Petition for Proposed Amendment Change to Ridgewood Village Bylaws

I, _____, am proposing the following Amendment to our Bylaws:
(Name of Petitioning Owner)

<insert text of suggested change>

In order for the Board to call a meeting of the owners to vote on the amendment, I must obtain signatures of 19 owners (34%) (one signature per unit allowed). If I obtain this number of signatures, a meeting will be called by the Board of Directors to vote on it, at which time the amendment will pass if 38 owners (67%) vote in favor of it.

By signing the below, you are agreeing that a meeting should be called to consider the above amendment.

	Date	Name (Printed)	Name (Signature)	Unit Address
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				

Petition received by Board Member _____ Date _____
(Board Member Signature)

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION D

ARTICLES OF INCORPORATION

REEL 1744 IMAGE 710

5803106

REGISTER'S OFFICE
Milwaukee County, WI } SS
RECORDED AT 8:40 AM M

APR 18 1985 705

REEL 1744 IMAGE 712

REGISTER OF DEEDS

FORM 14

United States of America

State of Wisconsin

OFFICE OF THE SECRETARY OF STATE

To All to Whom These Presents Shall Come:

The undersigned, as Secretary of State of the State of Wisconsin, certifies that the attached is a duplicate of a document accepted and filed in my office.

5803106
RECORDS 14.00
SUBTOTAL 68.00
TOTAL 68.00
CASH 68.00
CHANGE 0.00 R02 T09:5

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on the date of filing of said document.

Douglas La Follette

DOUGLAS La FOLLETTE
Secretary of State

UNITED STATES OF AMERICA

The State of Wisconsin

DATE: APRIL 08, 1985

OFFICE OF THE SECRETARY OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME:

The undersigned, as Secretary of State of the State of Wisconsin, hereby certifies that, on the date above written, Articles of Incorporation (or Association) of

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

were filed in my office under the provisions of the Wisconsin Statutes, and in particular under CHAPTER 181-THE WISCONSIN NONSTOCK CORPORATION LAW

THE STATE OF WISCONSIN does hereby grant unto said organization the powers and privileges conferred upon such organization by the Wisconsin Statutes for the pursuit of any purposes lawful under the chapter or section, of the Wisconsin Statutes, of its organization except as such purposes may be further limited in said Articles. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at Madison, on 04/08/1985

Douglas La Follette

DOUGLAS La FOLLETTE
Secretary of State

SEE REVERSE FOR MORE INFORMATION

To be recorded in Milwaukee County

REEL 1744 IMAG 705

ARTICLES OF INCORPORATION

OF

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.
(A Non-Stock, Non-Profit Corporation)

The undersigned, being a natural person over the age of eighteen (18) years and acting as incorporator of a non-stock, non-profit corporation under the provisions of the Wisconsin Non-Stock Corporation Law, Chapter 181 of the Wisconsin Statutes, does hereby adopt the following as the Articles of Incorporation of such corporation:

ARTICLE I

Name

The name of the Corporation shall be RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC. (the "Association").

ARTICLE II

Period of Existence

The period of existence of the Association shall be perpetual.

ARTICLE III

Purposes

The purposes for which this Association is organized are as follows:

(a) To serve as an association of unit owners who own real estate and improvements under the condominium form of ownership (such real estate and improvements hereinafter sometimes referred to as "condominium property"), as provided in the Condominium Ownership Act under the laws of the State of Wisconsin and subject to the terms and conditions of the Condominium Declaration for RIDGEWOOD VILLAGE, A CONDOMINIUM, as recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin (hereinafter referred to as "Declaration");

(b) To serve as a means through which the unit owners may collectively and efficiently administer, manage, operate and control the condominium property in accordance with the Condominium Ownership Act and the Declaration; and

(c) To engage in lawful activity included in and permitted under the Condominium Ownership Act and the Declaration within the purposes for which a non-stock, non-profit corporation may be organized under the Wisconsin Non-Stock Corporation Law.

40

ARTICLE IV

Powers

The Association shall have and exercise all of the powers enumerated in the Wisconsin Condominium Ownership Act and the Wisconsin Non-Stock Corporation Law, to the extent not inconsistent with the Condominium Ownership Act, or the Declaration, or the By-Laws, including without limitation, the following:

(a) To exercise exclusive management and control of the common elements and facilities and limited common elements described and set forth in the Declaration;

(b) To hire, engage or employ and discharge such persons or entities as it may deem necessary or advisable to assist in the management of its affairs or to properly effectuate the duties and responsibilities of the Association as set forth in the Declaration;

(c) To maintain, repair, replace, reconstruct, operate and protect the common elements and facilities and limited common elements as set forth in the Declaration;

(d) To determine, levy and collect assessments against the unit owners and use the proceeds thereof in the exercise of its powers and duties, including without limitation, the payment of operating expenses of the Association and the common expenses relating to the maintenance, repair, replacement, reconstruction, operation and protection of the common elements and facilities and limited common elements as described and set forth in the Declaration;

(e) To enter into contracts on behalf of the unit owners and act as agent of the unit owners, with regard to, among other things, common services as required for each unit, utilities, and such other matters as may be determined by the members of the Association;

(f) To purchase insurance on the condominium property and insurance for the benefit of the Association and its members as set forth in the Declaration;

(g) To make and amend By-Laws and reasonable rules and regulations governing, among other things, the use and operation of the condominium property in the manner provided by the Declaration;

(h) To enforce by legal means the provisions of the Condominium Ownership Act, the Declaration, the By-Laws, assessments and liens against the units, and any rules and regulations governing the use and operation of the condominium property;

(i) To establish and maintain one or more bank accounts for deposit and withdrawal of the funds of the Association; and

(j) To do all things necessary or convenient to effectuate the purposes of this Association and the Declaration.

ARTICLE V

Members

All owners of units in RIDGEWOOD VILLAGE shall be entitled and required to be members of the Association, and membership shall be limited to such owners. The respective rights, qualifications and obligations of membership shall be as set forth in the By-Laws of the Association.

ARTICLE VI

Principal Office and Registered Agent

The location of the initial principal office of the Association shall be 4434 South Green Ridge Circle, Greenfield, Wisconsin 53220, and the initial registered agent at such address shall be Kenneth C. Kurtz.

ARTICLE VII

Directors

The number of directors of the corporation shall be as fixed in the By-Laws, but in no event shall be less than three (3). The manner in which directors shall be elected, appointed or removed shall be provided in the By-Laws.

The number of directors constituting the initial Board of Directors shall be three (3), and the names and addresses of the initial directors are:

Durwood D. Hawkins
4434 South Green Ridge Circle
Greenfield, Wisconsin 53220

Kenneth C. Kurtz
4434 South Green Ridge Circle
Greenfield, Wisconsin 53220

Darlene J. Behrens
4434 South Green Ridge Circle
Greenfield, Wisconsin 53220

ARTICLE VIII

Officers

The principal officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer. The officers shall be elected, appointed or removed in the manner provided by the By-Laws, and shall have and exercise the powers and duties assigned in the By-Laws.

ARTICLE IX

Incorporator

The name and address of the incorporator of this Association is:

David L. Petersen
Attorney at Law
Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

ARTICLE X

Stock, Dividends, Dissolution

The Association shall not have or issue shares of stock. No dividend shall ever be paid to members of the Association, and no part of the income, assets or surplus of the Association shall be distributed to its members, directors, or officers, except upon dissolution of the Association. The Association may pay compensation in reasonable amounts to employees, members, directors, or officers for services rendered, except as limited in the By-Laws, and may confer benefits upon its members in conformity with its purposes.

In the event of dissolution of the Association, and the removal of RIDGEWOOD VILLAGE CONDOMINIUM from the provisions of the Wisconsin Condominium Ownership Act, all of the Association's assets, after payment of its liabilities and obligations, shall be distributed to the members of the Association in accordance with their undivided percentage interest in the common elements of the condominium.

ARTICLE XI

Amendment

These Articles may be amended in the manner provided by law at the time of amendment.

REEL 1744 IMAG 709

IN WITNESS WHEREOF, the undersigned has executed these Articles in duplicate this 19th day of March, 1985.

David L. Petersen

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

On this 19th day of March, 1985, personally appeared before me the above named DAVID L. PETERSEN, known to me to be the person whose name is subscribed to the foregoing Articles of Incorporation, and he acknowledged that he executed the same for the purposes therein contained.

Notary Public, Milwaukee
County, Wisconsin
My Commission: 10-9-88

This instrument was drafted by:
David L. Petersen
Quarles & Brady
Attorneys at Law
780 North Water Street
Milwaukee, Wisconsin 53202

Return To: Box 142

STATE OF WISCONSIN

APR 8 1985

DEPARTMENT OF STATE

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION E

MANAGEMENT AGREEMENT

CONDOMINIUM AND HOMEOWNERS ASSOCIATION MANAGEMENT AGREEMENT

ASSOCIATION: Ridgewood Village Condominium Association, Inc.

AGENT: HUNT MANAGEMENT INCORPORATED, AAMC

For Property located at: W. Loomis Road & S. Ridgewood Lane, Greenfield, WI

Beginning: April 1, 2016 Ending: March 31, 2017

This agreement (the "Agreement") is made and entered into this 19th DAY OF February, 2016, by and between the unit owners' association known as Ridgewood Condominium Association, Inc. (the "Association"), which is established in accordance with the laws of the State of WISCONSIN for the property known as Ridgewood Condominium, located at W. Loomis Road and S. Ridgewood Lane, Greenfield, Wisconsin (the "Property"), and HUNT MANAGEMENT INCORPORATED (the "Agent").

AUTHORITY OF THE AGREEMENT

The Board of Directors of the Association (the "Board"), on behalf of the Association, hereby appoints Agent to manage the Property, and Agent accepts appointment to manage the Property.
The parties further agree as follows:

Section 1 TERM OF AGREEMENT

The Board appoints Agent exclusively to manage the Property for a period of ONE YEAR, beginning April 1, 2016, and thereafter for periods of one year unless this Agreement is terminated as provided in this section or in sections 11 or 12. Either party may terminate this Agreement at the end of the initial term or at the end of any one-year renewal period provided that written notice is given to the other party on or before the sixtieth (60th) day prior to the expiration of the initial term or on or before the sixtieth (60th) day prior to the expiration of such one-year renewal period.

Section 2 SERVICES OF AGENT

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

2.1 COLLECTION OF ASSESSMENTS

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

2.2 RECORDS OF INCOME AND EXPENDITURES

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

2.3 PREPARATION OF ANNUAL BUDGET

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

2.4 SUBMISSION OF ANNUAL REPORT

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

2.5 MAINTENANCE OF COMMON ELEMENTS

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

2.6 EMPLOYMENT OF PERSONNEL

Agent shall hire, pay, negotiate collective bargaining agreements with (if necessary), supervise, and discharge whatever personnel may be required to maintain and operate the Property on behalf of the Association and in accordance with the budget, job standards, and wage rates previously approved by the Association. All such personnel shall be employees of the Association and not of Agent, and all salaries, taxes, and other expenses payable to or on account of such employees shall be operating expenses of the Property.

2.7 PAYMENT OF EMPLOYMENT TAXES

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

2.8 UTILITIES AND SERVICES CONTRACTS

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

2.9 PAYMENT OF EXPENSES

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

2.10 RECORDS OF INSURANCE

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

2.11 OTHER SPECIFIC SERVICES OF AGENT

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

Section 3 LIMITATION ON EXPENDITURES BY AGENT

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

Section 4 AGENT NOT RESPONSIBLE FOR MAINTENANCE OF INDIVIDUAL UNITS

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

Section 5 DISPOSITION OF FUNDS

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

5.1 DEPOSIT OF COLLECTIONS

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

5.2 PAYMENT OF EXPENSES

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

5.3 AGENT NOT REQUIRED TO ADVANCE FUNDS

Agent shall have no obligation to advance funds to the Association for any purpose whatsoever. Any funds advanced to the Association by Agent shall be repaid to Agent immediately from the Association's funds. Any sums due Agent under any provision of this Agreement, and not paid within THIRTY (30) days after such sums have become due, shall bear interest at the rate of 12% per annum.

5.4 BONDING OF EMPLOYEES

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

Section 6 ATTENDANCE AT BOARD MEETINGS

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

Section 7 ONE BOARD MEMBER TO DEAL WITH AGENT

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

Section 8 LIMITATION OF AGENT'S AUTHORITY AND RESPONSIBILITY

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

8.1 STRUCTURAL CHANGES

Agent shall have no authority to make any structural changes in the Property or to make any other major alterations or additions in or to any building or equipment therein, except such emergency repairs as may be required because of danger to life or property or which are immediately necessary for the preservation and safety of the Property or for the safety of the individual owners and occupants or which are required to avoid the suspension of any necessary service to the Property.

8.2 BUILDING COMPLIANCE

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

violation or alleged violation of such laws, ordinances, rules, or regulations.

8.3 AGENT ASSUMES NO LIABILITY

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

Section 9 AGENT'S COMPENSATION

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

9.1 FOR MANAGEMENT SERVICES

The Association shall pay Agent a management fee of $1,000.00 per month. The management fee shall be paid monthly in advance. The management fee shall be adjusted annually upon approval by the Board of the Annual Budget, which adjustment shall be incorporated into this Agreement by reference. No further charge shall be made by Agent for Agent's services and other services of Agent's professional staff, except as otherwise expressly provided in this Agreement. Any clerical services performed for the Association, such as preparation and circulation of notices and newsletters and general correspondence of the Association, shall be at the Association's expense, including postage and other expenses.

9.2 FOR CONSTRUCTION, REMODELING, OR OTHER CONTRACTING SERVICES

TO BE NEGOTIATED AND MEMORILIZED AS REQUIRED

9.3 FOR OTHER SERVICES

ADDITIONAL MEETINGS, SITE INSPECTIONS, AND APPEARANCES AT DEPOSITIONS, HEARING, TRIALS OR SIMILAR PROCEEDINGS ON BEHALF OF OR IN CONJUNCTION WITH AGENT'S SERVICE TO ASSOCIATION - $75.00 PER HOUR

Section 10 OBLIGATIONS OF THE ASSOCIATION

The Association shall insure the Property, Agent, and itself against liability and bear the expense of any and all litigation against the Property, Agent, and the Association as stated below. In addition, the Association shall provide for an initial deposit and contingency reserve and, through its Board, approve an Annual Budget for the Property.

10.1 SAVE AGENT HARMLESS FROM LIABILITY SUITS

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

costs, and expenses incurred to represent Agent in regard to any claim, proceeding, or suit involving alleged negligence of Agent or its employees in connection with or arising out of the management of the Property.

10.2 ESTABLISH AND MAINTAIN LIABILITY INSURANCE

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

10.3 PAY ALL EXPENSES OF ANY LITIGATION

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

10.4 SAVE AGENT HARMLESS FROM LABOR LAW VIOLATIONS

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

10.5 PROVIDE FOR INITIAL DEPOSIT AND CONTINGENCY RESERVE

Immediately on commencement of this Agreement, the Association shall remit to Agent the sum of $5000.00 to be deposited in the account(s) established for the Association pursuant to paragraph 5.1, such amount representing the estimated disbursements to be made in the first month. The Association agrees to maintain a contingency reserve amount at all times and shall agree in writing to a new contingency reserve when such is required. The contingency reserve thus established is to enable Agent to pay obligations of the Association as they become due and is an amount separate from the reserve funds which accrue from assessments of individual unit owners.

10.6 APPROVE ANNUAL BUDGET

Within thirty (30) days of receipt of the recommended Annual Budget prepared by Agent, the Board shall either

approve the budget as submitted or provide Agent with written notice setting forth those items which are unacceptable to the Board or provide agent with written notice advising Agent what additional information is required. Failure to provide such notice to Agent within said thirty (30) day period shall be deemed as approval of the Annual Budget by the Board. Upon approval, Agent shall be authorized to operate and manage the Property in accordance with the Annual Budget.

Section 11 TERMINATION BY AGENT FOR CAUSE

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

Section 12 TERMINATION BY THE ASSOCIATION; CANCELLATION FEE

The Association OR AGENT may cancel this Agreement at any time on not less than SIXTY (60) days prior notice to Agent OR ASSOCIATION. THERE SHALL BE NO CANCELLATION FEE.

Section 13 ASSOCIATION RESPONSIBLE FOR PAYMENTS

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

Agent may withhold funds for ninety (90) days after the end of the month in which this Agreement is terminated, in order to pay bills previously incurred but not yet invoiced and to close accounts. Agent shall deliver to the Association, within ninety (90) days after the end of the month in which this Agreement is terminated, any balance of monies due the Association which were held by Agent with respect to the Property, as well as a final accounting reflecting the balance of income and expenses with respect to the Property as of the date of termination or withdrawal, and all records, contracts, leases, receipts for deposits, and other papers or documents which pertain to the Property.

Section 14 RELATIONSHIP OF AGENT TO THE ASSOCIATION

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

Section 15 INDEMNIFICATION SURVIVES TERMINATION

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

Section 16 HEADINGS

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

Section 17 FORCE MAJEURE

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

Section 18 COMPLETE AGREEMENT

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

Section 19 RIGHTS CUMULATIVE; NO WAIVER

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

Section 20 APPLICABLE LAW AND PARTIAL INVALIDITY

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

Section 21 NOTICES

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

21.1 TO AGENT

HUNT MANAGEMENT INCORPROATED, AAMC
10520 N. BAEHR ROAD, SUITE Q
MEQUON, WI 53092
(OR LEGAL ADDRESS)

21.2 TO THE ASSOCIATION

President of the Board
(CURRENT LEGAL ADDRESS)

21.3.1 DELIVERY OF NOTICES

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

Section 22 AGREEMENT BINDING ON SUCCESSORS AND ASSIGNS

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

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective signatures this 21ST day of February, 2016

Board: RIDGEWOOD VILLAGE CONDOS ASSOC

BY _____

BY _____

Agent: HUNT MANAGEMENT INCOROPORATED, AAMC

BY _____

HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

DETAILED SUMMARY OF SERVICES

I. ADMINISTRATIVE SERVICES

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

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

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

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

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

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

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

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

II. ACCOUNTING AND FINANCIAL SERVICES

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

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

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

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

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

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

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

III. PROPERTY MAINTENANCE SERVICES

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

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

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

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

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

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

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

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

DISCLOSURE MATERIALS

SECTION F

ANNUAL OPERATING BUDGET

HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

September 21, 2025

Dear Ridgewood Village Condominium Owner,

Enclosed are the 2024-25 Income & Expense Summary and 2025-26 Budget as adopted by the Board of Directors.

Please note the following Maintenance Fee schedule effective November 1, 2025:

MONTHLY MAINTENANCE FEE SCHEDULE
$350 PER UNIT PER MONTH
PAYABLE ON OR BEFORE THE FIRST DAY OF EACH MONTH

After much discussion and review of capital improvement projects, specifically roof replacements, the Board of Directors voted to increase the dues per month and place those additional funds in the reserve account. Saving now for roof replacements will reduce the possibility of the association facing special assessments, which are often a one-time large payment due in a short period of time.

If you are currently using coupons to pay your monthly fees & would like to order a coupon book, please contact Hunt Management. The coupon books are $10.00, and the amount would be placed on your account. Please note: That a coupon is **not necessary** to make your payment, checks can be mailed directly to the Arlington Heights address listed below.

If you are paying via automatic withdrawal, we will continue to withdraw the monthly fee from your account in the same manner as was done in 2024-25.

For those of you that have your bank pay your fees, please advise them to send checks to the following mailing address:

Ridgewood Village Condominium Association
c/o Hunt Management, Inc.,
P.O. Box 1755
Arlington Heights, IL 60006-1755

The Board of Directors and Management will continue their efforts toward maintaining and improving the financial and physical soundness of the Association and thank you for your continued support toward this goal.

Sincerely,
Hunt Management Incorporated AAMC
Management Company for
Ridgewood Village Condominium Association, Inc.
Samantha Hoppe, CMCA, AMS / Director of Community Management

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

huntmanagement.com
888-305-1071

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

MEMBER OF community ASSOCIATIONS INSTITUTE

RIDGEWOOD VILLAGE CONDOMINIUM ASSOCIATION
2025-2026 INCOME & EXPENSE SUMMARY AND 2025-2026 BUDGET

	INCOME	BUDGET 2024-2025	ACTUAL 11/01/24-9/16/25	BUDGET 2025-2026
		$325 / month		**$350/month**
60100-00	ASSOCIATION FEES	$ 218,400	$ 200,200	$ 235,200
70200-00	RESERVE CONTRIBUTION	$ 26,575	$ 26,358	$ 34,008
60150-00	PREPAIDS	$ -	$ -	$ -
60600-00	MISC.	$ -	$ 287	
	LATE FEES	$ -	$ -	$ -
	TOTAL	**$244,975**	**$ 226,845**	**$ 269,208**
70100-00	INTEREST INCOME	$ 2,000	$ 4,189	$ 2,000
	TOTAL INCOME	**$ 246,975**	**$ 231,034**	**$ 271,208**
	EXPENSES			
80100-00	ADMINISTRATIVE	$ 300	$ 58	$ 200
80200-00	LEGAL	$ 500	$ -	$ 500
80300-00	BANK FEES	$ 50	$ -	$ -
80350-00	POSTAGE/PRINT/FAX	$ 375	$ 1,239	$ 1,350
80400-00	MANAGEMENT	$ 15,272	$ 12,238	$ 15,600
80410-00	MANAGEMENT CHARGES	$ 500	$ -	$ 500
81000-00	INSURANCE	$ 29,283	$ 21,502	$ 31,120
818110-00	WORKERS COMP INSURANCE	$ 900	$ 860	$ 900
82000-00	PROFESSIONAL FEES/TAXES	$ 1,300	$ 2,182	$ 2,000
83000-00	WE ENERGIES ELECTRIC	$ 3,000	$ 1,719	$ 2,500
83100-00	WATER	$ 5,500	$ 6,413	$ 6,500
83200-00	TRASH	$ 10,500	$ 7,242	$ 12,276
83300-00	PEST CONTROL/EXTERMINATION	$ 2,000	$ 2,245	$ 2,500
83400-00	WILD LIFE/ EXTERMINATION	$ 1,500	$ -	$ -
84000-00	SNOW REMOVAL	$ 23,500	$ 17,812	$ 23,500
84100-00	GROUNDS MAINT.	$ 5,000	$ 1,875	$ 5,000
84200-00	IRRIGATION	$ 5,000	$ 1,804	$ 5,000
84300-00	LAWN/LANDSCAPING	$ 19,000	$ 14,943	$ 20,000
848300-00	TREE SERVICE/PRUNING	$ 5,500	$ 7,427	$ 5,500
85000-00	BUILDING MAINT.	$ 12,500	$ 13,795	$ 12,500
85300-00	PAINTING	$ 12,000	$ 600	$ 12,000
85400-00	PLUMBING	$ 1,500	$ -	$ 1,500
85100-00	ELECTRICAL MAINT/FIRE ALARM	$ 2,000	$ 3,507	$ 2,000
86000-00	RESERVE	$ 63,420	$ 52,280	$ 74,254
	SUB-TOTAL	**$220,400**	**$169,741 +**	**$237,200**
	SPECIAL PROJECTS			
90100-00	RESERVE STUDY	$ -	$ -	$ -
90400-00	MULCH	$ -	$ -	$ -
90500-00	CONCRETE	$ -	$ -	$ 10,000
90600-00	ROOF REPAIRS - SJS & WEATHERPR(	$ -	$ -	$ -
90700-00	ASPHALT	$ -	$ 14,908	$ -
	RAILINGS	$ -	$ -	$ 5,000
	BALCONIES, RAILINGS-Metal (phased)	$ -	$ -	$ -
	BALCONIES & DECKS-Wood (phased)	$ -	$ -	$ -
	EXTERIOR SIDING-Wood (Repairs)	$ -	$ -	$ 6,652
	ASPHALT REPAIRS & SEAL COAT	$ -	$ -	$ 10,000
	FENCES, TRASH CORRALS	$ 26,575	$ 6,900	$ -
	SIGNAGE	$ -	$ -	$ -
	MAILBOX STATIONS	$ -	$ 4,550	$ -
	DRAINAGE IMPROVEMENTS-Partial	$ -	$ -	$ 2,356
	PROJECT TOTAL	**$ 26,575**	**$ 26,358 +**	**$ 34,008**
	TOTAL EXPENSES	**$ 246,975**	**$ 196,099 +**	**$ 271,208**
	NET INCOME / (LOSS)	**$ -**	**$ 34,935 +**	**$ -**