Disclosure Materials

These Disclosure Materials are for Riverpark Meadows Condominiums, located in the Town of Pewaukee, Waukesha County, Wisconsin. The Declarant is River Park Meadows Limited Partnership, by Rudy-Janice Development -Corporation, as General Partner. The business address of the Declarant is 27615 Apple Road, Waterford, Wisconsin 53185.

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

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

3. YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLL014ING 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.

Index

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

1. DECLARATION. The Declaration establishes and describes the condominium, the units and the common areas.

2. BYLAWS. The Bylaws contains rules which govern the condominium and affect the rights and responsibilities of unit owners.

3. 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.

4. MANAGEMENT OR EMPLOYMENT CONTRACTS. There are currently no contracts with individual or private firms for services provided to the condominium.

5. 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.

6. LEASES. There are no leases of property or facilities which are not part of the condominium.

7. EXPANSION PLANS. The declarant has not reserved the right to expand the condominium in the future nor has the declarant any plans to expand the condominium.

8. FLOOR PLAN 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 common elements which are a part of the condominium.

TABLE OF CONTENTS
CONDOMINIUM DECLARATIONS

1. Statement of Declaration
2. Legal Description and Name
3. Description and Location of Buildings
4. Number and Identification of Units
5. Common Elements and Facilities
6. Limited Common Elements
7. Percentage of Ownership in commonElements and Facilities
8. Residential Purposes
9. Association of Unit Owners
10. Repairs and Maintenance
11. Unit Owner's Rights with Respectto Interiors
12. Restriction on Use and Occupancy
13. Destruction and Reconstruction
14. Insurance
15. Liability for Common Expenses
16. Partition of Common ElementsProhibited
17. Conveyance to Include Interest inCommon Elements and Facilities and Limited Common Elements
18. Easements, Reservations andEncroachments
19. Failure of Association to Insist on Strict Performance Not Waiver
20. Amendments to Declaration
21. Voluntary Termination of Condominium
22. Notices
23. Further Matters
24. Service of Process
25. Number and Gender
26. Captions
27. Severability
28. Conflicts in Provisions
29. Homestead

CONDOMINIUM DECLARATIONS OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR RIVERPARK MEADOWS CONDOMINIUMS

This Declaration is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of Wisconsin Statutes, (hereinafter referred to as the "Act") this day of 1995, by River Park Meadows Limited Partnership, by Rudy-Janice Development Corporation, as General Partner (hereinafter referred 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 by this Declaration. This Declaration may be referred to as the "Master Declaration" with respect to the corresponding. condominium associations within this Condominium.

Declarant hereby declares that it is the sole owner of the real property described in Section 2.1 hereof, together with all buildings and improvements thereon (hereinafter refer ' red to as the "Property") which is hereby submitted to the Condominium form of use and ownership as provided in the Act and this Declaration, and which property shall be held , conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise effected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the Act. 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 hereinafter having any interest in the property. The property, together with all buildings and improvements is hereinafter called the "Master Condominium".

Declarant intends to construct upon said real estate various buildings, at various locations, in various stages, such as there shall be twelve (12) buildings, together with improvements which may include landscaped areas, driveways, and such other areas, fixtures, and equipment and other facilities related thereto or used in connection therewith, and any subsurface or surface improvements consisting of sanitary sewer, storm sewer, water, electric, telephone and other facilities.

Each of the twelve (12) buildings within the Master Condominium shall be considered a separate building. The living units within each building may be sold as separate condominiums or be used as rental units. A condominium form of ownership declared upon any building shall be treated as if such individual condominium was a separate building for purposes of this Master Declaration. Buildings run by a separate condominium association, shall be referred to as an "Individual Condominium Association". Each Individual Condominium Association and rental building owner shall represent that building in the affairs of the condominium. in the event that an individual condominium is declared on any building, each unit owner within such individual condominium shall be deemed a "Living Unit Owner" provided, however, that each

individual Condominium Association shall designate a person to vote all of the votes of the condominium as a separate building hereunder as set forth above.

Buildings 1, 2, 3, 4, 5 and 9 must be used as rental-unit buildings only until August 15, 1997. After that date, the above buildings may be declared as separate condominiums or used as rental units. This use limitation is non-modifiable by the Declarant or the Association. Buildings 6, 7, 8, 10, 11 and 12 may be declared as separate condominiums or used as rental units.

2. LEGAL DESCRIPTION AND NAME

2.1 LEGAL DESCRIPTION. The following described real estate is subject to the provisions of this Master Declaration: Lot 3 of Certified Survey. Map No. 7545 recorded in Volume 64 of Certified Survey Maps on pages 202-209 as Document No. 2008170, being a part of the SW 1/4, SE 1/4, NE 1/4 and Nil 1/4 of the SE 1/4 of Section 15, and the SE 1/4 of the NE 1/4 of Section 15, and the NE 1/4 and NW 1/4 of the NE 1/4 of Section 22, T7N R19E, Town of Pewaukee, Waukesha County, Wisconsin.

2.2 NAME. The aforesaid real estate and all buildings and improvements thereon shall be known as Riverpark Meadows Condominiums.

3. DESCRIPTION AND LOCATION OF BUILDINGS

There shall be twelve (12) buildings on the real estate described in Section 2.1 above which shall contain a total of one hundred twenty (120) living units. Three (3) of the buildings shall contain sixteen (16) living units each, and nine (9) of the buildings shall contain eight (0) living units each. The buildings are further .described as follows:

An eight (8) living unit building shall be two (2) stories in height with four (4) living units on each floor. Each unit shall have an attached garage which shall accommodate one (1) automobile,

A sixteen (16) living unit building shall be two (2) stories in height with eight (8) living units on each floor. Each ,unit shall be assigned one (1) or more parking stalls in an underground garage.

Complete construction details are contained in working plans and drawings available for inspection at the office of the Declarant. The buildings are to be located on the real estate as indicated in the Condominium Plat attached hereto as Exhibit "All and made a part of this Master Declaration. Declarant shall have the right to amend this Master Declaration at its sole discretion for the purpose of recording a plat of survey or plans depicting the lay-out, location, building numbers and dimensions of the buildings as finally located and erected. Declarant reserves the right, subject to approval of the Town of Pewaukee, to change the layout and dimensions of the buildings as shown in Exhibit "All which are not presently constructed, provided that such changes will not substantially alter the architectural design, nature and quality of the buildings.

4. NUMBER AND IDENTIFICATION OF UNITS

4.1 NUMBER. There shall be a total of twelve (12) buildings in Riverpark Meadows Condominiums. The twelve (12) buildings shall contain a total of one hundred twenty (120) living units.

4.2 IDENTIFICATION. Each building shall be comprised of one (1) cubicle of air on two (2) levels of space having outer boundaries formed by the exterior surfaces of the perimeter walls, foundation and roof, of each building, as said boundaries are shown on the building and floor plans attached hereto as Exhibit "A". together with all fixtures and improvements therein contained.

The buildings are designated by identifying numbers, and their location are as set forth in Exhibit "All attached hereto. The post office address of the buildings are as follows:

Building 1	W240 N2566 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls-2000
Building 2	W240 N2544 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls - 2000
Building 3	W240 N2524 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls - 2000
Building 4	W240 N2500 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls - 1999
Building 5	W240 N2510 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls - 1999
Building 6	W240 N2520 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls - 1996
Building 7	W240 N2532 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls - 1996
Building 8	W240 N2550 East Parkway Meadow-Circle Pewaukee, Wisconsin 53072	1st year on Tax rolls - 1996
Building 9	W240 N2578 East Parkway Meadow Circle Pewaukee, Wisconsin 53072	1st year on tax rolls - 1996
Building 10	N25 W24069 River Park Drive Pewaukee, Wisconsin 53072	1st year on tax rolls - 1997
Building 11	N25 W24037 River Park Drive Pewaukee, Wisconsin 53072	1st year on tax rolls - 1997
Building 12	N25 W24011 River Park Drive Pewaukee, Wisconsin 53072	1st year on tax rolls - 1998

5. COMMON ELEMENTS AND FACILITIES

The common elements and facilities shall consist of all of Riverpark Meadows Condominiums, improvements and appurtenances except the individual buildings as set forth above, including without limitation: the land on which the building or buildings are located; public utility lines, water and sewer laterals, and the walks, driveways and landscaping.

Easements are hereby granted and declared for the benefit of each building, 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 buildings.

6.LIMITED COMMON ELEMENTS

6.1 DESCRIPTION. A portion of the common elements and facilities are designated as "Limited Common Elements" as shown on Exhibit "A". Such Limited Common Elements shall be reserved for the exclusive use of a building to which they are appurtenant, as shown on Exhibit "A".

6.2 PARKING. Living Unit Owners and tenants may park automobiles in the assigned parking space. At no time shall a Living Unit Owner or tenant allow boats, trucks, motor homes, recreational vehicles or trailers to be parked overnight in such assigned parking space without first obtaining the written consent of the Association.

6.3 SATELLITE DISH. There shall be no television satellite dish of any type placed upon any of the common elements or Limited Common Elements without the prior written consent of the Association and approved by the Town of Pewaukee.

6.4 USE. The manner of use of the Limited Common Elements shall be governed by the Bylaws of, and such rules and regulations as they be established by, the Association of Unit Owners, and no building owner or Individual Condominium Association shall allow the Limited Common Elements to be decorated, landscaped or adorned, or permit such, in any manner contrary to such Bylaws and rules and regulations.

7. PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND FACILITIES

Each building owner or Individual Condominium Association, as applicable, shall own an undivided interest in the common elements and facilities and Limited Common Elements as a tenant in common with all other building owners and Individual Condominium Associations and, except as otherwise limited in this Master Declaration, shall have the right to use and occupy the common elements and facilities in Limited Common Elements for all purposes incident to the use and occupancy of the building, as residential units, and such other incidental uses permitted by this Master Declaration, which right shall be appurtenant to and run with the building. The percentage of such

undivided interest in the common elements appurtenant to each building and its owner shall be as follows:

16-Living Unit Buildings

Building 10	.13491
Building 11	.13491
Building 12	.13492

8-Living Unit Buildings

Building 1	.06614
Building 2	.06614
Building 3	.06614
Building 4	.06614
Building 5	.06614
Building 6	.06614
Building 7	.06614
Building 8	.06614
Building 9	.06614

In the event of partial or complete destruction, a partition action, or payment of insurance proceeds as a result of a partial or complete destruction, any surpluses or expenses shall be shared among the building owners and Individual Condominium Associations in accordance with the percentage of the building ownership of the common elements as set forth above.

8. RESIDENTIAL-PURPOSE

All buildings and the living units therein contained are intended for, and restricted exclusively, to residential use as governed by the terms and conditions contained herein and the Bylaws of the Association.

9. ASSOCIATION OF UNIT OWNERS

9.1 DUTIES AND OBLIGATIONS. All building owners and Individual Condominium Associations shall be entitled and required to be a member of the Association of Unit Owners to be known as Riverpark Meadows Association, Inc., (hereinafter "Association"). The affairs of the Association shall be managed by a Board of Directors (the "Board of Directors") consisting of such number of persons as provided in the Bylaws of the Association. The Association may be incorporated as a nonprofit corporation under the Laws of the State of Wisconsin. Each building owner, Individual Condominium Association and the occupant s of the units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the Bylaws and rules and regulations of the Association.

9.2 VOTING RIGHTS, Each of the sixteen (16) unit buildings shall have two (2) votes in matters of the Association. Each of the eight (8) unit buildings shall have one (1) vote in matters of the Association.

Each of the respective Individual Condominium Associations, for each building, shall designate a person to vote all of the votes of the Individual Condominium Association as a separate building in accordance with the terms of the Declaration and Bylaws for said building.

Each of the building owners shall vote on behalf of the building owner's respective building.

The Association shall have two (2) classes of voting membership as follows:

(1) Class A - Class A members shall be all building owners and all Individual Condominium Associations voting on behalf of their building. Each building owned by the Declarant shall not be a Class A vote;

(2) Class B - Class B members shall be the Declarant. The Declarant shall have two (2) votes for each building. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in Class A membership equal ox exceed the total votes outstanding in Class B membership, or a date not exceeding three (3) years from conveyance of the first unit to any person other than Declarant, whichever first occurs.

The respective rights and qualifications of the two classes of members and the election of directors shall be as set forth in the Bylaws of the Association.

9.3 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 nay contract for the common services as may be required for the common areas.

9.4 MASTER CONDOMINIUM DOCUMENTATION. The Association shall be required to make available to building owners, Individual Condominium Associations, Living Unit Owners, lenders and -,-he holders and insurers of the first mortgage on any unit,* current copies of the Master Declaration, Bylaws and other rules governing the Master Condominium, and other books, records and financial statements of the Association. The Association shall be required to make available to prospective purchasers current copies of the Master Declaration, Bylaws, and other rules governing the Master Condominium, and the most recent annual audited financial statement, if such is -prepared. Upon written request from any of the agencies or corporations which has an interest or prospective interest in the Master Condominium, the Association shall be required to prepare and furnish within a reasonable time a financial statement of the Association for the immediately preceding fiscal year.

10. REPAIRS AND MAINTENANCE

10.1 C014MON ELEMENTS AND FACILITIES. The Association shall be responsible for the management and control of the common elements and facilities and shall cause the same to be kept in good, clean, attractive and sanitary conditions, order and repair. Without in any way limiting the foregoing, this shall include all maintenance and repairs of walks, drives, parking areas and access routes, and maintenance of all grounds and landscaping.

10.2 INDIVIDUAL BUILDINGS AND LIMITED COMMON ELEMENTS. Each building owner and Individual Condominium Association shall be responsible for keeping the exterior and interior of its respective building 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 all repairs, decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the building. Each building owner and Individual Condominium Association shall be responsible for its respective lighting fixtures, refrigerators, air-conditioning equipment, furnaces or heating equipment, dishwashers, disposal, laundry equipment such as washers and dryers, ranges, or other equipment which may be in, or connect with, the building. Each building owner and Individual Condominium Association shall keep the building's exterior and the limited common elements appurtenant to the building, as defined in Section 6 hereof and as described in Exhibit "All in a good, clean, sanitary and attractive condition.

In the event a building owner or Individual Condominium Association fails to adequately maintain their respective building, the Master Association shall notify said owner of the failure to comply with the standards of the Master Association and provide sixty (60) days in which the defect may be cured. If the defect is not cured within sixty (60) days of receipt of 'the notice of defects, the Master Association may perform any necessary maintenance, repairs or modifications which will maintain the structural and aesthetic integrity of the Association. Any work performed or authorized by the Master Association shall be assessed to the building owner or Individual Condominium Association and shall be secured by a lien on 'the subject property. If the assessment is not paid within ten (10) days, the charges shall bear interest at the rate of Twelve percent (12%) per annum until paid in full.

10.3 PROHIBITION AGAINST STRUCTURAL CHANGES BY BUILDING OWNER AND INDIVIDUAL CONDOMINIUM ASSOCIATION. A building owner or Individual Condominium Association shall not, without first obtaining the written consent of the Association, make or permit to be made any structural, architectural or cosmetic alterations, changes or improvements to the building, or in or to the exterior of any building or any common or limited common elements and facilities. A building owner or Individual Condominium Association shall not perform, or allow to be performed, any act or work which would 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.

11. BUILDING OWNER'S AND INDIVIDUAL CONDOMINIUM ASSOCIATION'S RIGHTS WITH RESPECT TO INTERIORS

Each building owner and Individual Condominium Association, as applicable, shall have an exclusive right to paint, repaint, tile, panel, paper or otherwise refurnish and decorate the interior surfaces of the walls, ceilings, floors and doors and to erect partition walls of a non-structural nature.

12. RESTRICTION ON USE AND OCCUPANCY

Each building shall consist of residential units to be occupied and used only for private dwelling purposes as provided in the Bylaws of the Association. No trade shall be carried on anywhere within the condominium, except as otherwise provided herein. Any person occupying a unit with the authority of an owner shall comply with all the restrictions, covenants and conditions imposed herein and by the Bylaws of the Association. No rooms in any living unit may be rented and no transient tenants may be accommodated.

13. DESTRUCTION AND RECONSTRUCTION

In the event of a partial or total destruction affecting one or more of the buildings, the Association shall promptly undertake to repair or reconstruct it to a condition compatible with the remainder of the condominium. On reconstruction the design, plan and specifications of any building or unit may vary from that of the original upon the approval of the Association, provided, however, the location of the buildings shall be substantially the same as prior to damage or destruction.

If a building is damaged to an extent more than the available insurance proceeds, the building shall be subject to an action for partition upon obtaining the written consent of the building owners and Individual Condominium Associations having seventy-five percent (75%) or more of the votes. A determination as to whether or not to reconstruct and repair the damaged premises or to subject the Master Condominium to an action for partition shall be made within ninety (90) days from the date of the fire, casualty or disaster. -In the case of partition, the net proceeds of sale together with any net proceeds of insurance shall be considered as one fund and shall be divided among the building owners and Individual Condominium Associations, of the buildings which are damaged or destroyed ' in proportion to the amount of the percentage interest in the common elements, of each of the damaged or destroyed buildings, bears in relationship to each other. In the event a determination is made that a damaged unit or building is not repaired or replaced, the building owners and the Individual Condominium Associations, of the buildings which are damaged or destroyed, shall clear the subject property of all debris and return it to substantially the natural state in which it existed prior to beginning of construction and thereafter the owner shall continue to maintain the area in a neat and attractive condition consistent with the common elements in that area.

If the insurance proceeds are insufficient to reconstruct or repair the damaged buildings and the necessary seventy-five percent (75%) or more of the votes necessary to subject the condominium to an action for partition are not obtained, then the damaged buildings shall be reconstructed and repaired by the Association with the insurance proceeds, and the building owners and individual Condominium Associations shall be assessed for the deficiency in accordance with the percentage of ownership in the common elements.

14. INSURANCE

The Board of Directors of the Association shall obtain and maintain insurance for the common elements and facilities against loss or damage by fire and such hazards for not less than full replacement value of the property insured. The insurance shall also cover the replacement of interior walls, heating and air conditioning units, electrical wires and conduit, plumbing pipes, and heating and air conditioning duct work in the interior and exterior walls. The insurance shall be obtained in the name of the Association as trustee for each of the building owners, Individual ' Condominium Associations, Living Unit Owners, and their respective mortgagees, as their interests may appear. Premiums shall be a common expense. To the extent possible, the insurance shall provide that the insurer waives its right of subrogation as to any claim against building owners, Individual Condominium Associations, Living Unit Owners, the Association, and their respective servants, agents and guests, and that the insurance cannot be canceled, invalidated nor suspended ended on account of conduct of any one or more building owners, the Individual Condominium Associations, the Living 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 it is determined to repair or reconstruct such building or buildings in accordance with Section 13 hereof, the proceeds of such insurance shall be paid to the Association to be applied to the cost thereof and the building owners, Individual Condominium, Associations, Living Unit Owners, and mortgagees shall not be entitled to receive payment of any portion of insurance proceeds. If it is determined not to reconstruct or repair or the Court has ordered partition of the condominium property, then the proceeds shall be distributed to the building owners, the Individual Condominium Associations, Living Unit owners, and their mortgagees, if any, as their respective interest may appear in the manner provided by the Act. If after the common elements have been completely repaired or restored and there is a surplus of insurance proceeds, then the surplus shall be considered a common surplus and may, at the direction of the Board of Directors, be distributed to the building owners, Individual Condominium Associations, Living Unit Owners, and their respective mortgagees, if any, in accordance with the percentage of ownership in the common elements.

Nothing contained in this paragraph shall be deemed to prohibit any building owner or Individual Condominium Association, at its expense, to provide any additional insurance coverage on its improvements which will duplicate any insurance provided by the Association. The Board of Directors shall also provide and maintain public liability insurance covering the common elements and facilities and the limited common elements in such amounts as may be determined at the discretion of the Board of Directors from time to time but in any event such coverage shall be for at least $1,000,000.00 for bodily injury including deaths of persons and property damage arising out of a single occurrence. The Board of Directors may also provide workmen's compensate 11 ion insurance and fidelity bonds on such officers and employees and in such amounts as is determined by the Board of Directors to be necessary from time to time.

15. LIABILITY FOR COMMON EXPENSES

The costs of administration of the Association, insurance, snow he plowing, lawn care, repair, maintenance and other expenses of the common elements and facilities and limited common elements, including private parking areas and roads shall be paid for by the Association. The Association shall make prorata assessments against each building within the Master Condominium. In the event that a condominium is declared on any building, the Association shall be required to send notice of the assessments payable by the individual condominium as a separate building to the Individual Condominium Association, which assessments will be paid by the Individual Condominium Association, which may then allocate such expense to the Living Unit Owners, in the same way it allocates other expenses to the Living Unit owners under its governing condominium documentation. The Association shall make assessments against each building for such common expenses and for the creation of reserves for the payment of future common expenses with each building apportioned a share of said assessments in accordance with the percentage interest in the common elements. The common surpluses resulting from the operation of the condominium shall be offset against the assessments for common expenses in the same manner as set forth above, or shall be used for any other purposes as the Association decides, or shall be refunded to the building owners or Individual Condominium Associations.

No building owner, Individual Condominium Association, or Living Unit owner may exempt a building from liability for contribution toward the common expenses by waiver of the use or enjoyment of any other common or limited common elements and facilities or services or by the abandonment of a building.

A building owner and Individual Condominium Association shall be liable for all assessments, or installments thereof, assessed to a building. In a voluntary grant, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor for its share of the common expenses up to the time of the voluntary grant for which a statement of condominium lien is recorded, without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee for such assessments.

All common expenses and assessments, when due, shall immediately become a personal debt of the building owner, the Individual Condominium Association, and the Living Unit Owner, and also a lien, against the building to which the charges are assessed, until paid, if a statement of lien is filed within two years after the date the assessment becomes due. The lien is effective against a building at the time the assessment became due regardless of when within the twice year period it is filed.

In the event a condominium is declared on any building, the Individual Condominium Association shall be notified of and shall be obligated to pay such total assessment, which may be allocated to each Living Unit Owner in the same manner as other condominium expenses are allocated based upon the condominium's governing documentation, and each Living Unit Owner shall be. responsible for paying its share of such allocation to the Individual Condominium Association, provided that any Living Unit Owner may release its unit from any lien. rights under this Master Declaration, by paying its prorata share of the amount levied upon the building of which such individual living unit is a part, to the Association, such prorata share to be determined by the Association.

All sums assessed by an association but unpaid for the share of 7 the common expenses chargeable to any building constitutes a lien on the building and on the undivided interest in the common elements appurtenant thereto prior to all other liens except:

A. Liens of general and specific taxes;

B. All sums unpaid on a first mortgage recorded prior to the-making of the assessment;

C. Mechanics liens filed prior to the making of the assessment;

D. All sums unpaid on any mortgage loan made under Section 45.80 of the Wisconsin Statutes.

16. PARTITION OF COMMON ELEMENTS PROHIBITED

Except as provided herein, there shall be no partition of the common elements and facilities and limited common elements through judicial proceedings or otherwise until this agreement 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 building shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition Of said building as between such co-owners.

17. CONVEYANCE TO INCLUDE INTEREST IN COMMON ELEMENTS AID 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 building to which it appertains. No building owner or Living Unit owner shall execute any deed, mortgage, lease or other instrument

affecting title to such building ownership without including therein both the interest in the building and the 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.

18. EASEMENTS, RESERVATIONS AND ENCROACHMENTS

18.1 UTILITIES. Easements are hereby declared and granted for the benefit of the building owners, the Individual Condominium Associations, the Living 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, heating ducts and piping, sewer lines, mains, telephone wires and television equipment, master television antenna system wires and equip ment, cable television equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the common elements and facilities.

18.2 PERMITS LICENSES AND EASEMENTS. The Association shall have the right to grant permits, licenses and easements over the common elements for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the property.

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

18.4 BINDING EFFECT. All easements and rights described herein are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgagees and their heirs, executors, administrators, successors and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this Section 18.

19. 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 Master 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 building owner or Individual Condominium Association, 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.

20. AMENDMENTS TO DECLARATION

Except as otherwise provided by the Act, this Master Declaration may be amended with the written consent of sixty-seven percent (67%) of the building owners, Individual Condominium Associations and mortgagees. Consent of both the building owner, the Individual Condominium Association and the mortgagee is required in meeting the requisite sixty-seven percent (67%) approval. 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 Waukesha 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.

21. VOLUNTARY TERMINATION OF CONDOMINIUM

Upon the written consent of all building owners and all Individual Condominium Associations, all or any part of the property may be removed from the provisions of the Act by an instrument to that effect, duly recorded with the Register of Deeds for Waukesha County, provided that the holders of all liens affecting any of the units consent thereto or agree, in either case by instrument duly recorded with the Register of Deeds of Waukesha County, that their liens be transferred to the percentage of the undivided interest of the unit owner in the property. Upon removal of any property from the act, the property shall be deemed to be owned in common by the building owners and the Living Unit Owners, as their interests appear. The undivided interest in the property owned in common which appertains to each building shall be the percentage of undivided interest previously allocated to such building in the common elements.

22. NOTICES

22.1 NOTICES TO BUILDING OWNERS AND Individual CONDOMINIUM ASSOCIATIONS. All notice and other documents required to be given by this Master Declaration or the Bylaws of the Association shall be sufficient if given to one (1)

registered owner of a building regardless of the number of owners who have an interest therein or to an officer of an Individual Condominium Association, as applicable. All building owners and Individual Condominium Associations 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.

22.2 NOTICES TO FIRST LIEN HOLDERS. A holder, insurer or guarantor of a first mortgage, upon written request to the Association will be entitled to timely written notice of:

A. Any proposed amendment of the Master Declaration affecting a change in (1) the boundaries of any unit or the exclusive easement rights appertaining thereto, (2) the interest in the general or limited common elements appertaining to any unit or the liability for common expenses appertaining thereto, (3) the number of votes in the Association appertaining to any unit, or (4) the purposes to which any unit or the common elements are restricted;

B. Any proposed termination of the Condominium regime;

C. Any condemnation loss or any casualty loss which affects a material portion of the Master Condominium or which affects any building on which there is a first mortgage held, insured or guaranteed by such eligible holder;

D. Any delinquency in the payment of assessments or charges by a building owner or an Individual Condominium Association subject to the mortgage of such eligible holder, insurer or guarantor, where such delinquency has continued for a period of sixty (60) days;

E. Any lapse, cancellation or material modification of any insurance policy maintained by the Association.

23. FURTHER MATTERS

A. All present and future owners of buildings, owners of individual living units, tenants of such owners and any other occupants of buildings, employees of owners, or any other persons that in any manner use or come upon the Master Condominium or any part thereof shall be subject to and shall comply with the provisions of this Master Declaration, the Articles of incorporation of the Association, and the Bylaws and rules and regulations adopted pursuant thereto, as these instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into of occupancy of any building shall constitute an acceptance of the provisions of such instruments, as they may be amended from time to time, by such building owner, tenant or occupant. The provisions contained in such instrument shall be covenants running with the land and shall bind any person having at any time any interest

or estate in such unit, as though such provisions were recited and fully stipulated in each deed, conveyance or lease thereof. The enforcement thereof may be by such judicial proceedings as the Board of Directors of the Association may deem appropriate, as well as by the provisions of the Condominium ownership Act.

B. If entered into before the officers elected by building owners and Individual Condominium Associations pursuant to the Bylaws take office, any management contract, lease of recreational or parking areas or facilities, any contract or lease to which a declarant or any person affiliated with the declarant is a party and any contract or lease which is not bona fide or which was not commercially reasonable to unit owners, when entered into under the circumstances then prevailing may be terminated by the Association or its Board of Directors at any time without penalty upon not less than ninety (90) days notice to the other party thereto.

24. SERVICE OF PROCESS

The person to receive service of process shall be Rudy Greil, 1285 Sunnyridge Road, Pewaukee, Wisconsin 53072, or such other person as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the Register of Deeds of Waukesha County, Wisconsin.

25. 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 gander shall include all genders.

26. 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.

27. 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 provisions or of any other provision hereof.

28. CONFLICTS IN PROVISIONS

If there is any conflict between any provision and this master Declaration and the provisions of the Condominium Plat or any provisions of the Bylaws, the provisions of this Master Declaration shall control. If there is any conflict between any provisions of any condominium instruments and an provisions of any Bylaws, the provisions of the

condominium Instruments shall control. If there is any conflict between any provisions of any condominium instruments or any provisions of any Bylaws and any provisions of Wisconsin Statutes Chapter 703, the provisions of Wisconsin Statutes Chapter 703 shall control.

29. HOMESTEAD

This in not homestead property.

Riverpark Meadows Condominium Association
Rules and Regulations
Revised 4/30/2012

Common Elements and Limited Common Elements: As described in the Bylaws (known as common elements) include patios, balconies, walks, driveways and roads, landscaping, exterior of buildings, structural parts of buildings, roofs, entrances and exits, utility lines and laterals, the triangular island at the entrance of Riverpark Meadows Condominiums and the circular island at the end of Parkway Meadow Circle. All rules and regulations specified below shall apply to all unit occupants and guests of any unit.

Use and Occupancy: Units shall be occupied or used only for the purpose of a single family private residence. No trade shall be carried on anywhere within the unit or on the common elements. Only outdoor patio furniture, natural flowers, and season/holiday decorations. Seasonal/holiday decorations can only be present one (1) month prior through one (1) month after the season/holiday. The common elements are not to be altered without prior consent of the Association.

Grills: No charcoal grills of any size or gas grills with a tank exceeding one pound (1LB) may be used on the upper decks. All grills must be at least ten (10) feet from the building when in use on the first (1st) floor level. (Pewaukee City Code)

Parking: Unit occupants and guests may park automobiles in the building's parking spaces and driveways. Parking on the roadway or grass is not allowed. Only two (2) vehicles per unit are allowed. No boats, large trucks, motorhomes, recreational vehicles or trailers are to be parked for more than twenty-four (24) hours without prior consent of the Association and will be handled on a case by case basis.

Satellite Dish/Antennas: There shall be no television satellite dish,, antenna, aerial or other apparatus for the transmission of television, radio or other signals placed upon any of the common elements without prior consent of the Association. (There shall be **NO** roof mounting, decks and patio mounting only.)

Signs: No sign of any kind shall be allowed, without prior consent of the Association, except (a) one For Sale sign per unit and (b) one For Rent sign per building, not to exceed 18" x 24" in size and to be placed in front of the unit or building to which it applies. No sales related flags or banners are allowed except during the hours of open house. No signs are allowed on the berm.

Window Air Conditioners: No window air conditioners are allowed.

Recreational Equipment: Recreational equipment including swimming or wading pools must be stored out of public view except during daylight hours. Portable basketball hoops are to be placed only on the asphalt during daylight hours.

Speed Limit: A speed limit of 15 MPH is recommended on the private roads within Riverpark Meadows Condominiums. Driving on the grass is prohibited.

Dogs: Dogs must be 26" or less in height when measured from the base of its fore-paw to the top of the corresponding shoulder. Dogs are not permitted on any of the common elements while unattended or unleashed. The individual attending the dog must immediately dispose of any and all of the dog's solid waste. Nuisance or dangerous pets are subject to a fine or removal at the discretion of the Association. As of July 1, 2012, no unit owner or renter is allowed to move in with more than one dog. The owner or the Rental Agency will be liable for a fine of $25.00 per day for as long as the second dog is on the premises.

Snow Removal: Contractor will begin snow removal from roads, driveways and sidewalks with an accumulation of one (1") inch . If there is less than that, snow removal is the responsibility of the Building Association.

Clothes/Wash: Clothes/wash is to be kept out of public view. It is not to be dried on the common elements.

Trash Pickup: Items not normally picked up by the trash contractor, such as hot water heaters, etc., must be called into the Trash Contractor for pickup as soon as possible. There will be a charge by the Contractor to the person disposing of such items.

BYLAWS OF RIVERPARK MEADOWS MASTER ASSOCIATION, INC.

TABLE OF CONTENTS

BYLAWS

Article I Name and Purpose
Article II Members, Voting and Meeting
Article III Board of Directors
Article IV Officers
Article V Operation of the Property
Article VI Duties and Obligations of Unit Owners
Article VII General
Article VIII Amendments
Article IX Miscellaneous

BYLAWS OF RIVERPARK MEADOWS ASSOCIATION INC.

ARTICLE I NAME AND PURPOSE

Pursuant to the Articles of Incorporation of Riverpark Meadows Association, Inc., and the Condominium Declaration of Riverpark Meadow Condominiums, recorded in the office of the Register of Deeds for Waukesha county , Wisconsin, (hereinafter called the "Master Declaration") by Riverpark Meadows Limited Partnership, by Rudy-Janice Development Corporation, as General Partner (together with its successors and assigns hereinafter "Declarant") ,the following are adopted as the Bylaws of Riverpark Meadows Association, Inc. (hereinafter referred to as the "Association"), which is a non-profit corporation formed and organized to serve as an Association of Building Owners who own real estate and improvements (hereinafter the "Property") under the condominium form of use and 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 Bylaws shall be deemed covenants running with the land and shall be binding on the building owners, Individual Living Unit Owners, their heirs, administrators, personal representatives, successors and assigns.

ARTICLE II MEMBERS VOTING AND MEETINGS

2.1 - MEMBERS, The corporation shall have two classes of members, and the rights and qualifications of the members are as follows:

(A) MEMBERS Class A members shall be all building owners and all individual Condominium Associations voting on behalf of their building Each of the sixteen (16) unit buildings shall have (2) votes in matters of the Association. Each of the eight (8) unit buildings shall have one (1) vote in matters of the Association. Each building owned by the Declarant shall not be a Class A vote.

1. Defined. Each building owner upon acquiring ownership automatically becomes a member of the Association and remains a member thereof until such time as his ownership of such building ceases for any reason, at which time his membership in the Association shall automatically cease. Each Individual Condominium Association shall designate a person to vote all of the votes of the individual condominium as a separate building hereunder and each Individual condominium Association shall become a member of the Association. The Individual Condominium Association membership shall be perpetual unless the individual association ceases for any reason, at which time the membership in the Association shall automatically cease.

2. One Membership Per Building One Class A membership and two (2) votes shall exist for each sixteen (16) unit building, excepting those buildings owned by Declarant. One (1) Class A membership and one (1) vote shall exist for each eight (8) unit building, excepting those buildings owned by Declarant. Voting rights may not be split, and shared

membership interest must be voted pursuant to the nomination contained in the Membership List.

3. Membership List. The Association shall maintain a current Membership List showing the individuals entitled to cast a vote for each respec-tive building. only the person so designated shall be entitled to cast a vote in person or by proxy. A designation may be changed by notice in writing to the Secretary of the Association.

4. Transfer of - Membership in. Each member ship shall be appurtenant to the building upon which it is based. Membership in the Association may not be transferred, except in connection with the transfer of a building. Upon transfer of a building, the Association shall, as soon as possible thereafter, be given written notice of such transfer, including the name of the new owner, identification of building, date of transfer, name of the person designated to vote, 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.

(b) CLASS B MEMBERS.

Class B member(s) shall be the Declarant and shall be entitled to four (4) votes for each sixteen (16) unit building owned and two' (2) votes for each eight (8) unit building owned. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in Class A membership equal or exceed the total votes outstanding in Class B membership, or a date not exceeding three (3) years from conveyance of the first building to any person other than Declarant whichever is first.

2.2 QUORUM AND PROXIES FOR MEMBERS' MEETINGS. A quorum for members' meeting shall consist of a majority of votes entitled to vote. Votes may be cast in person or by proxy in accordance with designations in the Membership List. The act of a majority of votes present in person or by proxy at any meeting at which a quorum is present shall be the act of the members. Proxies shall be valid only for the particular meeting(s) or time period designated therein, 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 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, to each person designated to cast %the vote for each building, or in the case of the Individual Condominium Associations, the appointee designated to cast said vote, at the 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 thirty (30) 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. The annual meeting shall be held on the third Monday in January 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 one-third (1/3) or more of all votes entitled to be cast.

ARTICLE III BOARD OF DIRECTORS

3.1 NUMBER AND QUALIFICATIONS 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 as hereinafter set forth. Prior to the conveyance of twenty-five percent (25%) of the common element interest to purchasers, the Association shall hold a meeting and the members other than the Declarant shall elect at least twenty-five percent (25%) of the Board of Directors. Prior to the conveyance of fifty percent (50%) of the common element interest to purchasers, the Association shall hold a meeting and the members other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the Board of Directors. The remaining members of the Board of Directors shall serve until Class B membership ceases and is converted to Class A membership as provided in Article III herein or a date not exceeding three (3) years from the first conveyance of a building by a Declarant to any person other than Declarant, whichever shall occur first. Thereafter, 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 3.3 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.

3.2 POWERS AND DUTIES OF THE BOARD OF DIRECTORS, The affairs of the Association 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 Bylaws.

3.3 ELECTION AND TERM OF DIRECTORS At the first annual meeting of the Association after the termination of Class B membership, the members shall elect five (5) Directors to be classified with respect to the terms for which they hold office by dividing them into three (3) classes as follows:

(a) Two (2) directors whose terms will expire after one (1) year, at the next annual meeting of the Association.

(b) Two (2) directors whose terms will expire after two (2) years, at the second annual meeting of the Association after his election.

(c) One (1) director whose term will expire after three (3) years, at the third annual meeting of the Association after his election.

Upon the expiration of a term, the new director must be replaced by a director which will maintain the balanced representation on the Board.

The successors to the class of directors whose terms expire as set forth above shall be elected to hold office for a term of three (3) 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.

3.4 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.

3.5 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 members entitled to be cast and a successor may then and there be elected to fill the vacancy thus created.

3.6 REGULAR MEETINGS AND NOTICE, A regular annual meeting of the Board of Directors shall be held immediately after, and at the same place as, the annual meeting of the members. Notice of the regular annual meeting of the Board of Directors shall not be required.

3.7 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.

3.8 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 of notice by him 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.

3.9 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.

3.10 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. Where an outside management agent has the responsibility of handling or administering funds of the Association, the management agent shall be required to maintain fidelity bond coverage for its officers, employees and agents handling or responsible for funds of, or administered on behalf of, the Association. Such fidelity bonds shall name the Association as an obligee and shall not be less than the estimated maximum of funds, including reserve funds, in the custody of the Association or the management agent, as the case may be, at any given time during the term of each bond. However, in no event may the aggregate amount of such bonds be less than a sum equal to three (3) months' aggregate assessment on all buildings plus reserve funds. The bond shall contain waivers by the insurers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions. The premiums on all bonds required hereto, except those maintained by the management agent, shall be paid by the Association as a common expense. The bonds shall provide that they may not be canceled or substantially modified without at least ten (10) days' prior written notice to the Association.

3.11 COMPENSATION. No director of the corporation shall receive any fee or other compensation for such services rendered to the Association, except by specific resolution of the membership.

3.12 INFORMAL ACTION. Any action which is required to be taken at a meeting of the Board of Directors or which may be taken at such meeting, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the directors entitled to vote with respect to the subject matter. Such consent shall have the same force and effect as unanimous vote.

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 the 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.

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 vice-president are unable to act, the Board of Directors shall appoint some other member of the Board to do so 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 Secretary.

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 moneys and all valuable effects in the name, and to the credit, of the Association in such depositories as nay 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 charges and assessments made by 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 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 has 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.

4.7 COMPENSATION. No 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 OPERATION OF THE PROPERTY

5.1 THE ASSOCIATION. The Association, acting through the Board of Directors, shall be responsible for administration and operation of the condominium property, in accordance with the Master Declaration, the Articles of incorporation, and these Bylaws. The Association may contract for management services and a managing agent with respect to the administration and operation of the condominium.

5.2 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 common elements and facilities by the living unit owners and tenants. 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 Master Declaration, and shall be designed to prevent unreasonable interference with the use of the common areas and facilities by persons entitled thereto.

5.3 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 common charges payable by each building to meet the estimated common expenses of the Association for the ensuing year. The amounts required by such budget shall be assessed and charged against the buildings and allocated among the members of the Association with each sixteen (16) living unit building being assessed a twofifteenths (2/15) portion of the common expenses and each eight (8) living unit assessed a one-fifteenth (1/15) portion of the common expenses. In the event the Master Condominium is expanded, the Board of Directors shall create a new budget which reflects the modification in the ownership interest and use of the common elements. The common charges shall be prorated and paid monthly to the Association on or before the first day of each month. If any payment is not made within ten (10) days of the due date, the charges shall bear interest at the rate of twelve percent (12%) per annum until paid in full.

5.4 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 with greater than annual frequency, such as amounts required for '%.-.he cost of maintenance of the common elements, lawn care and snow removal, insurance, common services, administration, materials and supplies. The reserve fund shall be used for contingencies and periodic expenses such as road repair and 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 shall be first charged against the reserve fund. In the event that both funds prove inadequate to meet the necessary common expenses, the directors may levy a further assessment which shall be charged to each building owner and each Individual Condominium Association in proportion to its share of the common expenses. Each Individual Condominium Association shall be notified of and shall be obligated to pay its assessment, which may be allocated by the Association to each Living Unit Owner in the same manner as other condominium expenses are allocated based upon the condominium's governing documentation, and each Living Unit Owner shall be responsible for paying its share of such allocation to the Individual Condominium Association.

The reserve fund may include such amounts as the Board of Directors may deem necessary to provide for the purchase or lease of any unit whose owner wishes to sell or lease to the Association. The reserve fund may also be used to discharge mechanic's liens or other encumbrances levied against the , entire property, if resulting from action by the

Association. The building owners or the Individual Condominium Associations 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 building if such maintenance and repair 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 building owner or individual condominium association responsible thereof.

The annual budget shall be prepared and determined by December 15 of each calendar year. The Board of Directors shall advise all members of the Association in writing of the amount of common charges payable on behalf of each unit by the date of the annual members' meeting and shall furnish copies of the budget on which such common charges 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 charges 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 charges, then the directors shall notify all members of a meeting called for the sole purpose of reviewing such charges or budget. At such meeting, the vote of more than fifty percent (50%) of the membership entitled to vote may revise the budget and charges, and such revised budget and corresponding charges shall replace for all purposes the ones previously established; provided, however, that the annual budget and charges 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 charges have not been established and made for any two preceding years, then the budget and charges may not be revised downward until two years of experience exist.

5.5 DEFAULT 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 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 suit and the legal interest, together with a reasonable attorney's fee. A Living Unit Owner of an individual condominium unit may release its unit from any lien rights granted under the Master Declaration, by paying its prorata share of the amount levied upon the building of which such individual condominium unit is a-part, to the Association, such prorata share to be determined by the Association.

5.6 MANNER OF BORROWING MONEY. Upon t he affirmative vote of the members having sixty-seven percent (67%) or more of the votes at a meeting called for such purpose, the Association may borrow money for Association needs and assess unit owners according to their respective percentages a charge sufficient to cover monthly principal an interest amortization. The President and Secretary on behalf of the Association shall be authorized to execute the necessary loan documents.

5.7 MANNER OF ACQUIRING AND CONVEYING PROPERTY.

Upon the written consent of seventy-five percent (75%) or more of the members, the Association may acquire-land in its own name. The President and Secretary on behalf of the Association shall be authorized to execute necessary documents to effectuate the acquisition.

Upon written consent of seventy-five percent (75%) of the members and mortgagees portions of the Property as t described in the Declaration may be sold. However, the Master Declaration shall be amended to reflect such sale. Proceeds of any sale shall be divided with each building receiving its prorata share based upon its percentage ownership in the common elements.

ARTICLE VI DUTIES AND OBLIGATIONS OF BUILDING OWNERS, INDIVIDUAL CONDOMINIUM ASSOCIATIORS, AND LIVING UNIT OWNERS

6.1 RULES AND REGULATIONS. 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 Master Declaration, the Articles of Incorporation, these Bylaws, and the rules and regulations of the Association, including the following:

a) USE. No living unit within the buildings is to be occupied or used for any purposes other than a single family private residence.

b) OBSTRUCTIONS.- There shall be no obstruction of the common elements and facilities and nothing shall be stored therein without the prior consent of the Association.

c) INCREASE-OF INSURANCE RATES. Nothing shall be done or kept in any building or in the commons which will increase the rate of insurance on the commons, without the prior consent of the Association. No waste will be committed in the commons.

d) SIGNS. No sign of any kind, except "For Rent", shall be displayed to the public view from the commons without prior consent of the Association.

e) ANIMALS. No pets are permitted on the common areas without the accompaniment of the living unit owner or tenant.

f) NOXIOUS ACTIVITY. No noxious or offensive activity shall be carried on in any building, living unit, or in the commons, nor shall anything be done therein which may be or become-an annoyance or. nuisance to others.

g) ALTERATION, CONSTRUCTION OR REMOVAL. Nothing shall be altered or constructed in or removed from the common elements and facilities, excépt upon the written consent of the Association.

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

i) REMEDIES. Failure to comply with any of these Bylaws or any other rules, regulations, covenants, conditions or restrictions imposed by the Act, the Master Declaration or the Board shall be grounds for action to recover sums due for damages or injunctive relief or both, maintainable for the Association or, in a proper case, by an aggrieved member.

6.2 LIMITED COMMON ELEMENTS. Every building owner, Individual Condominium Association, and living unit owner must maintain the limited common elements appurtenant to their building or unit in clean and proper condition.

6.3 ADDITIONAL RULES AND REGULATIONS. Additional rules and regulations concerning the use of the common and limited common elements or facilities may be promulgated and amended by the Board of Directors. Copies of such rules and regulations shall be furnished by the Board of Directors to each member prior to their effective date.

ARTICLE VII GENERAL

7.1 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.

7.2 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 VIII AMENDMENTS

8.1 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 an affirmative vote of members having sixty-six and two-thirds percent (66 2/3%) or more of the votes.

8.2 RIGHTS OF DECLARANT. No amendment of these Bylaws shall alter or abrogate the rights of Declarant, without the Declarant's consent, as contained in these Bylaws. Declarant shall have the right to amend these Bylaws, at its sole discretion, until the Class B membership shall cease, provided, such amendment shall not materially affect or impair the rights or obligations of the living unit owners or building owners and/or their respective mortgagees.

ARTICLE IX MISCELLANEOUS

9.1 RECORD OF OWNERSHIP. Every building owner and Living Unit Owner of an individual condominium shall promptly cause to be duly recorded or filed of record the deed, lease, assignment or other conveyance to him of such building or living unit or other evidence of his title thereto, and shall file such lease with and present such other evidence of this title to the Board of Directors, and the Secretary shall maintain all such information in the record of ownership of the Association.

9.2 MORTGAGES. The Board of Directors at the written request of any mortgagee shall furnish timely written notice of:

A. Any condemnation loss or any casualty loss which affects the material portion of the property or any building or living unit on which there is a first mortgage held, insured, or guaranteed by such mortgagee, insurer or guarantor, as applicable;

B. Any delinquency in the payment of assessments or charges owed by a member subject to a first mortgage held, insured or guaranteed by such mortgagee, insurer or guarantor, which may remain uncured for a period of sixty (60) days.

C. Any lapse, cancellation or material modification of any insurance policy maintained by the Association;

D. Any proposed action which will require the consent of a specified percentage of eligible mortgagees.,

The Board of Directors at the request of any prospective purchaser of any building or living unit or interest therein shall report to such person the amount of any assessments against such unit then due and unpaid.

The Association shall be required to make available to building owners, Individual Condominium Associations, Living Unit Owners, and mortgagees, and to holders, insurers or guarantors of any mortgage, current copies of the Master Declaration, Bylaws, other rules concerning the project and the books records and financial statements of the Association. "Available" means available for inspection, upon request, during normal business hours or under other reasonable circumstances.

9.3 BOOKS OF RECEIPTS AND EXPENDITURES; AVAILABILITY FOR EXAMINATION. The Association shall keep detailed, accurate records using standard bookkeeping procedures or receipts and expenditures affecting the common elements, specifying and itemizing the maintenance and repair expenses of the common elements and any other expenses incurred. The records and the vouchers authorizing the payments shall be available for examination by the building owners and Living Unit Owners at convenient hours.

ESTIMATED OPERATING BUDGET

The following is an estimate of expenses for operation of the condominium which will be assessed by the Association to building owners:

Insurance
$11,500.00
Snow Removal and Parking
9,150.00
Caretaker (lawn and walks)
7,500.00
Riverpark Drainage District
Association Fee
2,500.00
Reserve for Repairs and
Replacements,
3,550.00
Refuse Removal,
11,500.00

Total Estimated Annual

Budgeted Expenses
$45,700.00

$45,700.00 divided by 120 (number of units) =
$380.83
16 units times $1,80.83 =
$6,093.33

$6,093.33 divided by 12 (number of months) =
$507.77
8 units times $380.83 =
$3,046.64
$3,046.64 divided by 12 (number of months) =
$253.88

Monthly maintenance based on estimated annual operating budget for the sixteen (16) unit buildings will be $507.77 per month. Monthly maintenance based on estimated annual operating budget for the eight (8) unit buildings will be $253.88 per month.

THIS BUDGET IS ONLY AN ESTIMATE. THE ACTUAL EXPENDITURES MAY BE MORE THAN THIS ESTIMATE, THEREBY REQUIRING AN INCREASE IN THE MONTHLY MAINTENANCE FEE.

CONDOMINIUM PLAT OF SURVEY
RIVERPARK MEADOWS CONDOMINIUMS
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WI.

ADDRESS: SEE PAGE 2 OF 3 PAGES

LEGAL DESCRIPTION:

Lot 3 of Certified Survey Map No. 7545 recorded in Volume 64 of Certified Survey Maps on pages 202-209 as Document No. 2008170, being a part of the SW 1/4, SE 1/4, NE 1/4 and NW 1/4 of the SE 1/4 of Section 15, and the SE 1/4 of the NE 1/4 of Section 15, and the NE 1/4 and NW 1/4 of the NE 1/4 of Section 22, T7N, R19E, Town of Pewaukee, Waukesha County, Wisconsin.

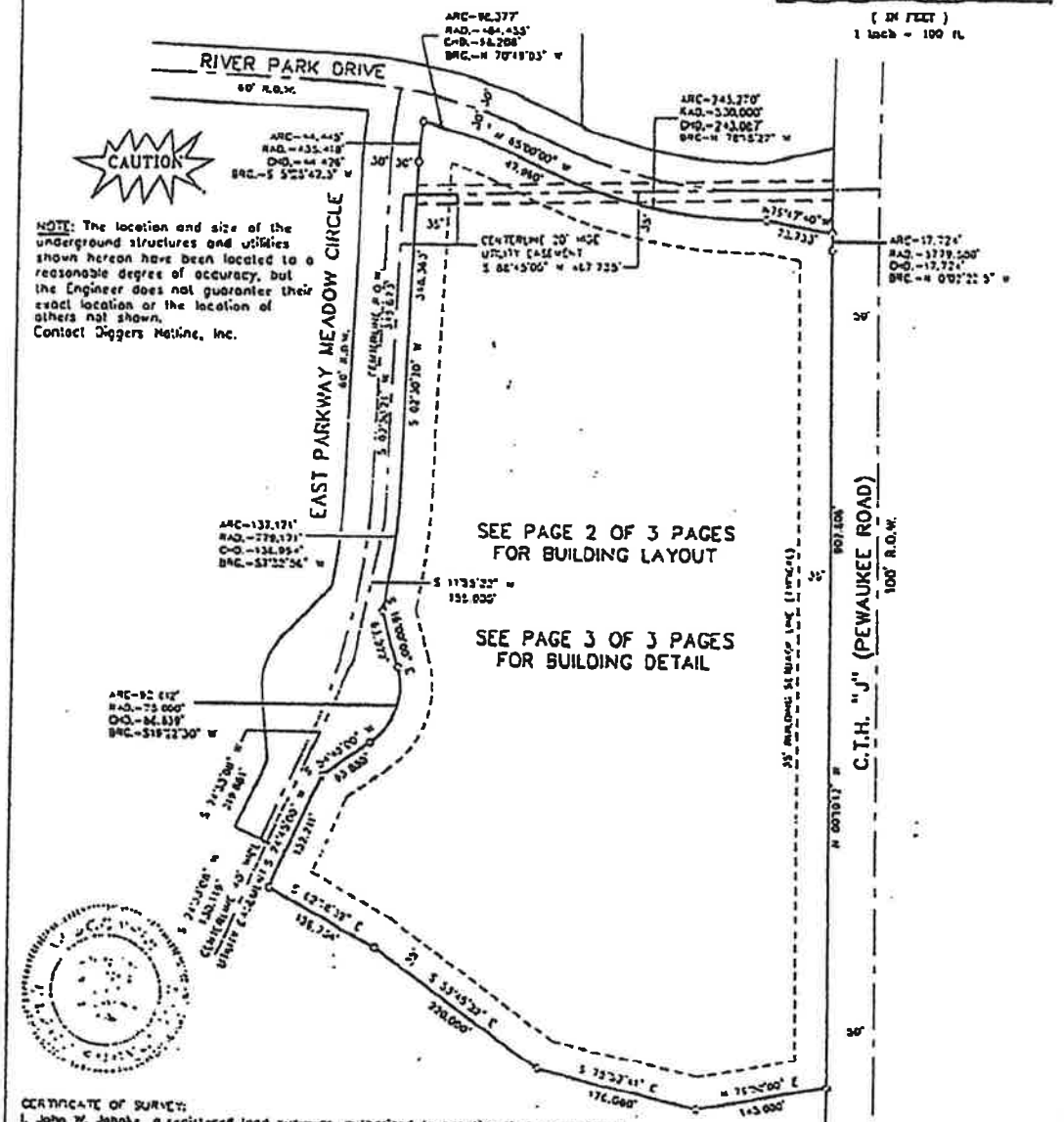
REFERENCE BEARING: Bearings are referenced to the south line of the SE 1/4 of Section 15, T7N, R19E, which has a described bearing of S 89°36'13" W(Per Wisconsin State Plane Coordinate System South Zone Grid)

N
W E
S

SCALE 1" = 100'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc.

CERTIFICATE OF SURVEY:

I, John W. Jahnke, a registered land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify that there is shown in the foregoing condominium Plat of Survey for RIVERPARK MEADOWS CONDOMINIUMS, a correct representation of the condominium described in the Declaration. The identification and location of each and the common elements either as constructed or proposed can be determined from the Plat of Survey and the other documents and drawings attached.

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

Dated this 24th day of July 1995

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } ss

The above certificate subscribed and sworn to me this 24th day of July, 1995

GERALDINE E. CHALTRY - NOTARY PUBLIC
My commission expires September 7, 1997.

INSTRUMENT DRAFTED BY Kenneth L. Thomas

NOTARY PUBLIC

File No. PEWAUKEE 665

PAGE 1 OF 3 PAGES

CONDOMINIUM PLAT OF SURVEY

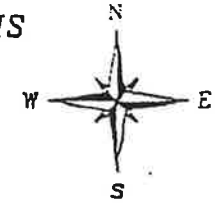
RIVERPARK MEADOWS CONDOMINIUMS

TOWN OF PEWAUKEE, WAUKESHA COUNTY, WI.

ADDRESS: N25 W24011, N25 W24037, N25 W24069, RIVER PARK DRIVE
W240 N2500, W240 N2510, W240 N2520, W240 2524, W240 2532
W240 N2544, W240, N2550, W240 N2566 W240 N2578, EAST PARKWAY MEADOW CIRCLE

LEGAL DESCRIPTION: SEE PAGE 1 OF 3 PAGES

CERTIFICATE OF SURVEY:
I, John W. Jahnke, a registered land surveyor, authorized to practice that profession in the State of Wisconsin, do hereby certify that there is shown in the foregoing condominium Plat of Survey for RIVERPARK MEADOWS CONDOMINIUMS, N25 W24011, N25 W24037, N25 W24069 River Park Drive, W240 N2500, W240 N2510, W240 N2520, W240 N2514, W240 N2532, W240 N2544, W240 N2550, W240 N2566, W240 N2578 East Parkway Meadow Circle, a correct representation of the condominium described in the Declaration. The identification and location of each and the common elements either as constructed or proposed can be determined from the Plat of Survey and the other documents and drawings attached.

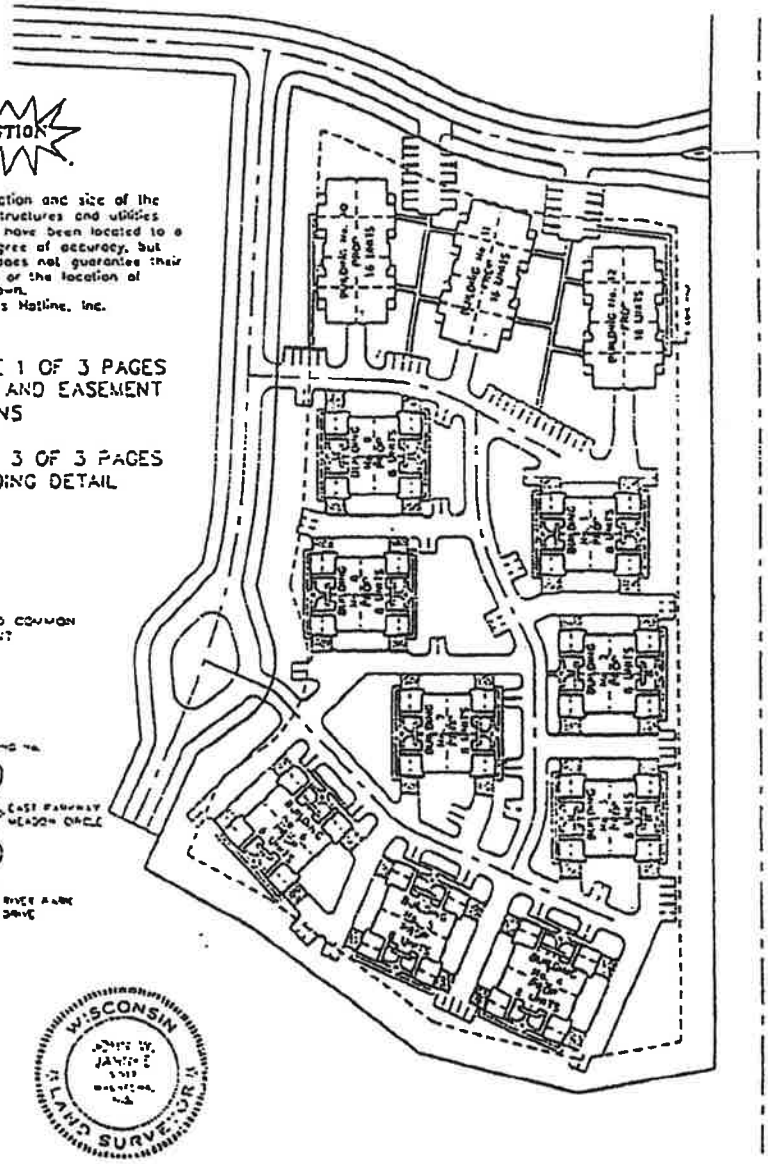


SCALE 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



CAUTION

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc.

SEE PAGE 1 OF 3 PAGES FOR LOT AND EASEMENT DIMENSIONS

SEE PAGE 3 OF 3 PAGES FOR BUILDING DETAIL

LEGEND

☒ – LIMITED COMMON ELEMENT

ADDRESS BY BUILDING No.

1. N240 W2566
2. N240 W2544
3. N240 W2524
4. N240 W2500
5. N240 W2510
6. N240 W2520
7. N240 W2532
8. N240 W2536
9. N240 W2578

} EAST PARKWAY MEADOW CIRCLE

10. N25 W24069
11. N25 W24037
12. N25 W24011

} RIVER PARK DRIVE

WISCONSIN JOHN W. JAHNKE LAND SURVEYOR

John W. Jahnke

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

Dated this 24th day of July 1995

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } ss

The above certificate subscribed and sworn to me this 24th day of July, 1995

Geraldine E. Chaltry

GERALDINE E. CHALTRY – NOTARY PUBLIC
My commission expires September 7, 1997.

NOTARY PUBLIC GERALDINE E. CHALTRY STATE OF WISCONSIN

INSTRUMENT DRAFTED BY Kenneth L. Thomas

File No. PEWAUKEE 666

PAGE 2 OF 3 PAGES

CONDOMINIUM PLAT OF SURVEY

RIVERPARK MEADOWS CONDOMINIUMS

TOWN OF PEWAUKEE, WAUKESHA COUNTY, WI.

ADDRESS: SEE PAGE 2 OF 3 PAGES

LEGAL DESCRIPTION: SEE PAGE 1 OF 3 PAGES

N

W E

S

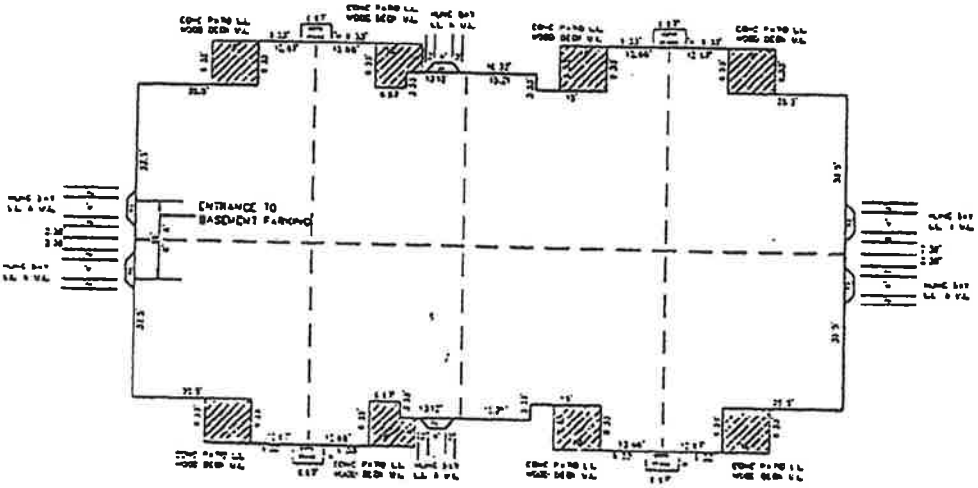
SCALE 1" = 20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

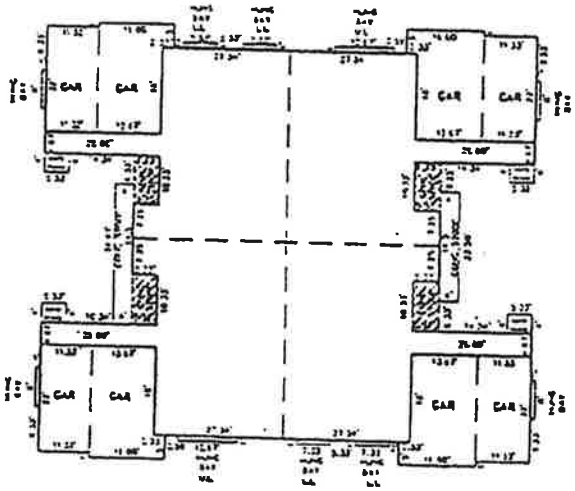
SEE PAGE 1 OF 3 PAGES
FOR LOT AND EASEMENT DIMENSIONS

SEE PAGE 2 OF 3 PAGES
FOR BUILDING LAYOUT



TYPICAL 16 – UNIT
2 – STORY BUILDING
W/29 BASEMENT LEVEL PARKING STALLS
BUILDINGS 10 – 12

LEGEND
LL = FIRST FLOOR
UL = SECOND FLOOR
= LIMITED COMMON ELEMENT



TYPICAL 8 – UNIT
2 – STORY BUILDING
BUILDINGS 1 – 9

JOHN W. JANIKE – Wis. Reg. No. S – 517

Dated this 24th day of July 1995

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } ss

The above certificate subscribed and sworn to me this 24th day of July, 1995

GERALDINE E. CHALTRY – NOTARY PUBLIC
My commission expires September 7, 1997.

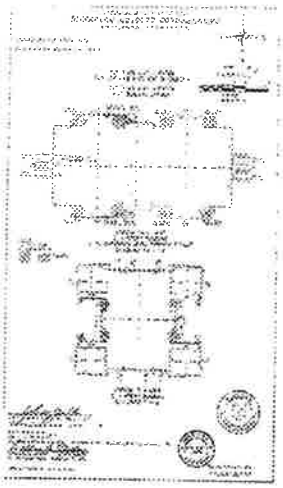
WISCONSIN
JOHN W. JANIKE
S-517
WAUKESHA, WIS.
LAND SURVEYOR

NOTARY PUBLIC
GERALDINE E. CHALTRY
STATE OF WISCONSIN

INSTRUMENT DRAFTED BY Kenneth L. Thomas

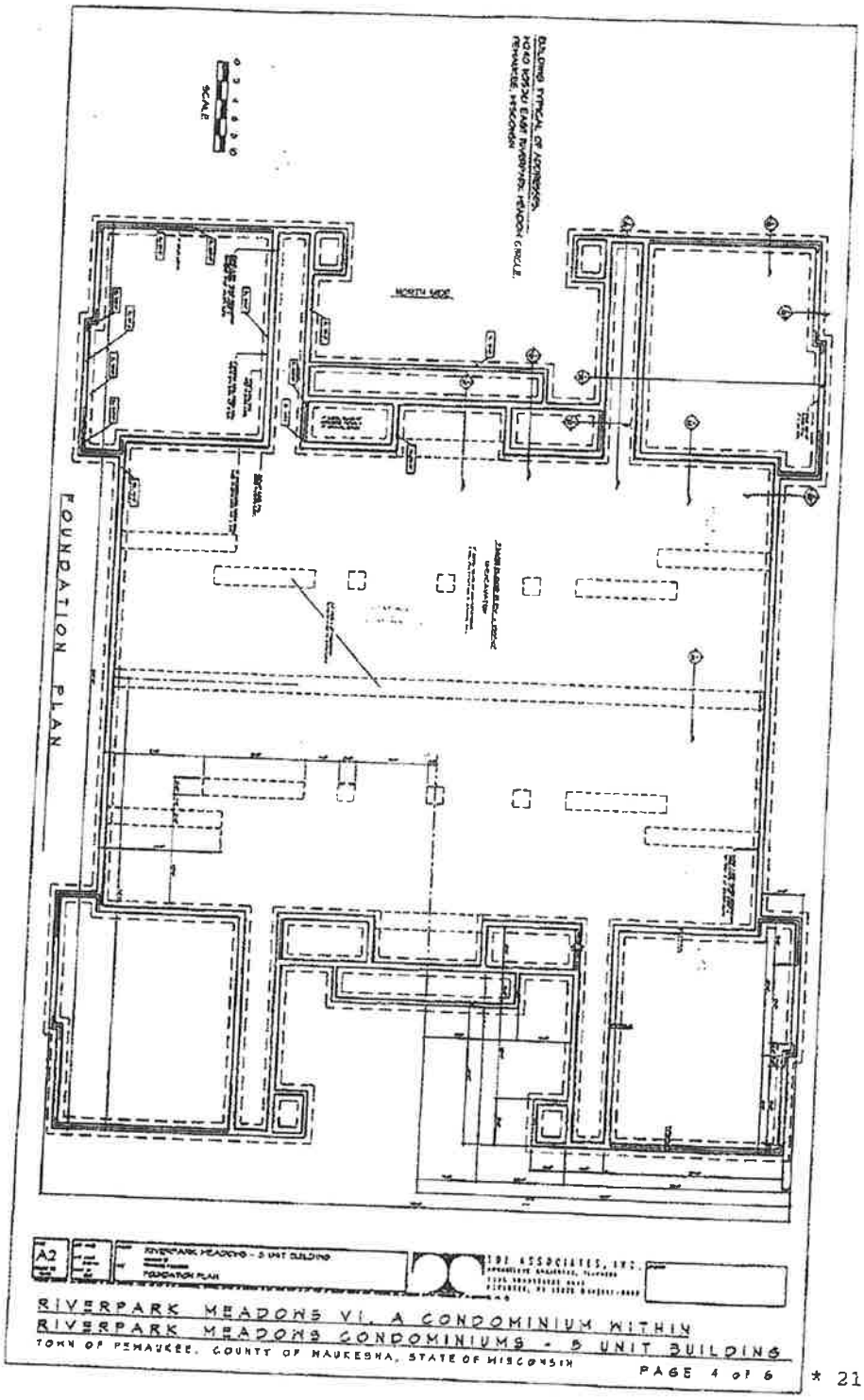
File No. PEWAUKEE 666

PAGE 3 OF 3 PAGES

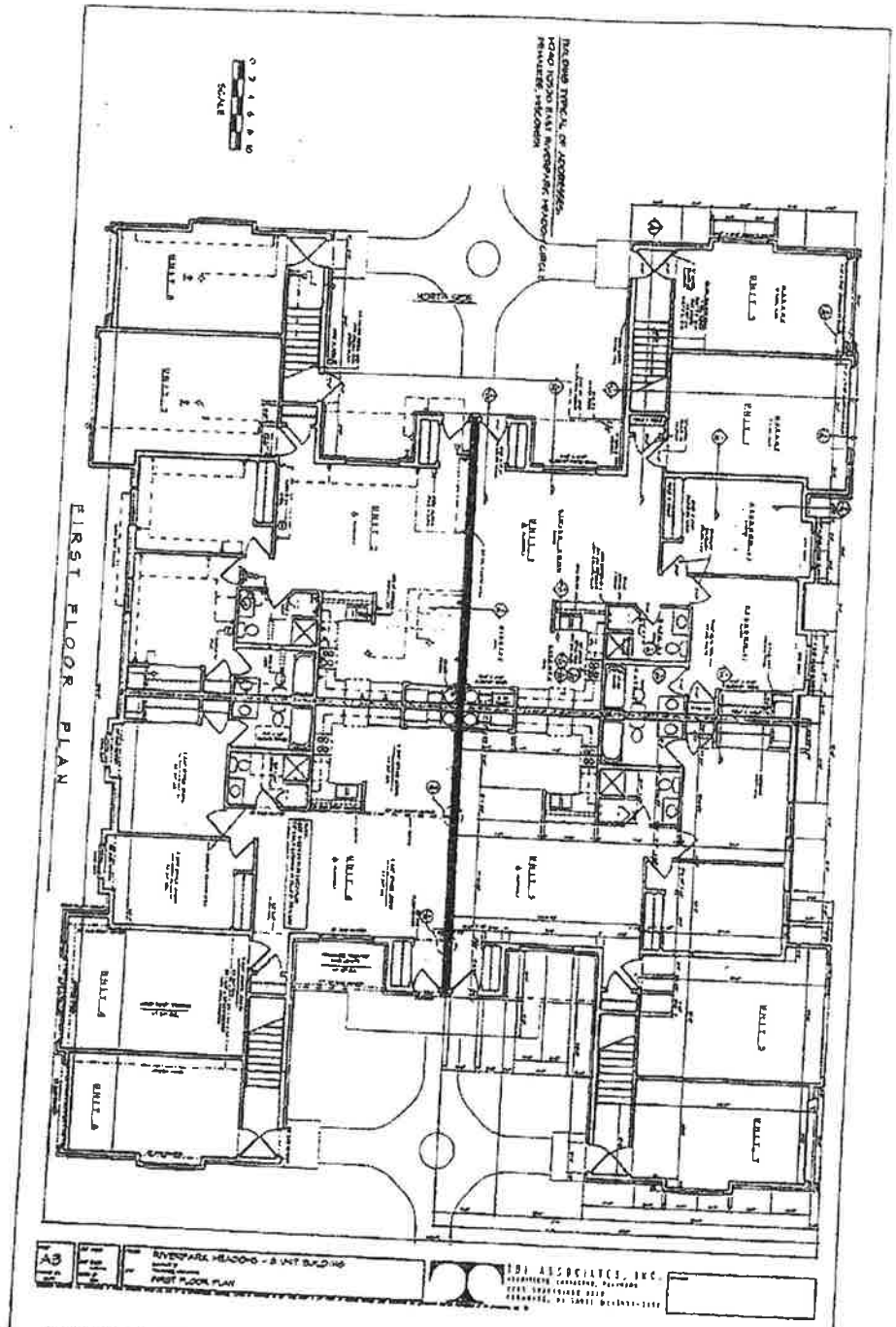




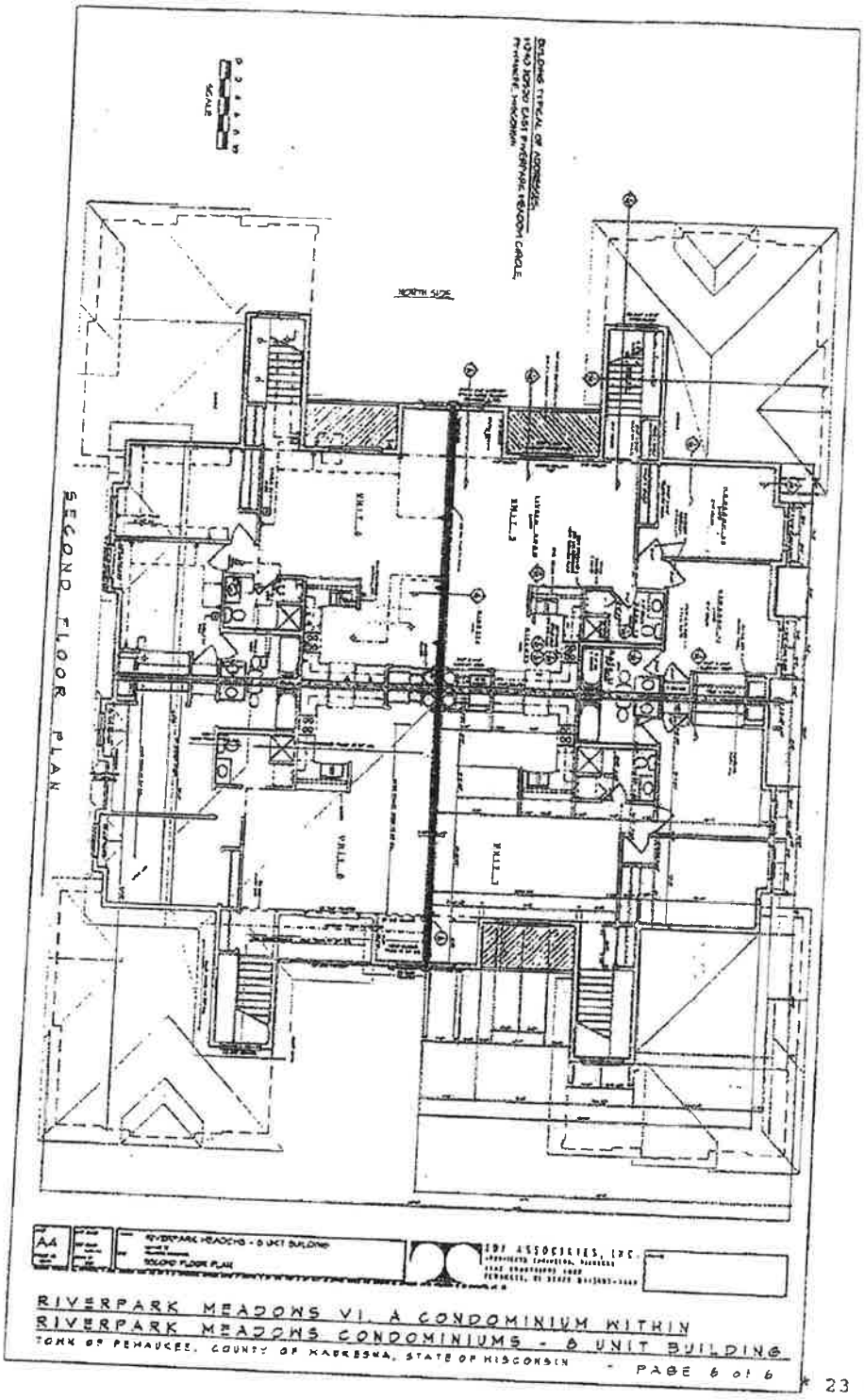




RIVERPARK MEADOWS VI, A CONDOMINIUM WITHIN
RIVERPARK MEADOWS CONDOMINIUMS - 5 UNIT BUILDING
TOWN OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN



RIVERPARK MEADOWS VI, A CONDOMINIUM WITHIN
RIVERPARK MEADOWS CONDOMINIUMS - 8 UNIT BUILDING
TOWN OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN



RIVERPARK MEADOWS VI, A CONDOMINIUM WITHIN
RIVERPARK MEADOWS CONDOMINIUMS - 6 UNIT BUILDING
TOWN OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN - PAGE 6 of 6

9.4 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 expenses, 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 IX contained shall be deemed to obligate the Association to indemnify any member, building owner, or Living Unit Owner of a building 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 Article and Bylaws of the Association, as a member of the Association, or owner of a condominium unit covered thereby.

9.5 SUBORDINATION. These Bylaws are subordinate and subject to all provisions of the Master 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 meaning as in the Declaration or said Condominium Ownership Act.

9.6 INTERPRETATION. In case any provision of these Bylaws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Nothing in these Bylaws 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 owner.

9.7 ASSOCIATION MAILING ADDRESS, The mailing address of the association is Riverpark Meadows Association, Inc., Building #1, Unit #1, W240 N2366 East Parkway Meadow Circle, Pewaukee, Wisconsin 53072.

End of Bylaws

CIBM BANK

2913 W. Kirby Avenue
Champaign, IL 61821

Return Service Requested

006329

CIBM BANK
1930 W BLUEMOUND RD STE D
WAUKESHA WI 53186
(262) 695-6000
www.cibmbank.com

Primary Account: **1121790**
Page Number : **1 of 1**
Date: **12/30/16**

006329 0.4500 SP 0.480 TR00026

IBMB

RIVERPARK MEADOWS CONDO ASSOC BLDG3
C/O CINDY MICKELSON UNIT 5
W240N2524 E PARKWAY MEADOWS CIR NO3
PEWAUKEE WI 53072-5834

CHECKING ACCOUNTS

BASIC BUSINESS CHECKING

Account Number	1121790
Balance Last Statement	7,540.25
1 Deposits/Credits	1,250.00
2 Checks/Debits	654.90
Service Charge	.00
Interest Credited	.00
Balance This Statement	8,135.35

Statement Dates	12/01/16 thru 12/31/16
# Days In This Statement Period	31
Avg Ledger Balance	7,944.02
Avg Collected Balance	7,903.70

Deposits and Other Transactions

Date	Description	Amount
12/12	Deposit	1,250.00

Checks

Date	Check No	Amount	Date	Check No	Amount
12/13	2377	615.00	12/12	2378	39.90

*** Indicates break in check number sequence**

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance	Date	Balance
12/01	7,540.25	12/12	8,750.35	12/13	8,135.35		

*** END OF STATEMENT ***

IBMB-001-006329-001-000-161231 006329 I02

January 1, 2016 Bank Balance	$17,788.10	
* Deposits in 2016	**$ 39,061.17**	
Expenses in 2016	$ 48,713.92	**$ 48,750.55**
Ending Balance 2016	**$8,135.35**	

	WE Energies	Sewer & Water	Guthrie & Frey	Riverpark Meadows	Miscellaneous		*Misc expenses	Deposits
Jan	$ 62.02	$ 906.96	$ 59.43	$615.00		*Ice melt*	$ 18.83	$ 1,581.17
Feb	$ 71.18		$ 206.26	$615.00				$ 1,240.00
March	$ 36.33	$ 841.15	$ 59.43	$615.00				$ 1,600.00
April	$ 33.20			$615.00	$ 91.45	*Bank fees/checks*		$ 1,240.00
May	$ 32.34	$ 1,586.00		$615.00				$ 1,600.00
June	$ 26.77		$ 109.62	$615.00				$ 1,070.00
July	$ 36.18	$ 860.96	$ 68.68	$615.00				$ 22,170.00
Aug	$ 33.32			$615.00				$ 1,240.00
Sept	$ 30.05		$ 77.93	$615.00	$ 34,996.00	*Vidmar Roofing*		$ 1,600.00
October	$ 32.22	$ 863.79	$ 77.93	$615.00				$ 1,610.00
November	$ 34.12		$ 60.70	$615.00				$ 1,250.00
December	$ 39.90			$615.00				$ 1,610.00
						Utility Heater	$ 17.80	$ 1,250.00
Totals	$ 467.63	$ 5,058.86	$ 719.98	$7,380.00	$ 35,087.45	$ 48,713.92	$ 36.63	**$ 39,061.17**

*expenses paid by taking out of monthly condo fees paid