

404881

STATE OF WISCONSIN } ss
COLUMBIA COUNTY }

FIRST SUPPLEMENT
AND
AMENDMENT

Subscribed and sworn to this 19th day of
September 1979 at 4:10 P.M.
Marian Robinson Reg. of Deeds

TO
CONDOMINIUM DECLARATION
OF

CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE

.....
THIS FIRST SUPPLEMENT AND AMENDMENT is made this 19th day of September, 1979, pursuant to the terms of the Condominium Declaration for SADDLE RIDGE recorded May 1, 1978 in the Office of the Register of Deeds for Columbia County, Wisconsin, in Volume 190 of Records at pages 299-323 inclusive, as Document No. 394357 (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

The dual purpose of this document is to annex the additional lands and units described in First Supplement Annexation to SADDLE RIDGE as described in Section I of this document, and to amend the existing Declaration for SADDLE RIDGE pursuant to the provisions of Section II of this document.

I. FIRST SUPPLEMENT ANNEXATION.

1.1. Statement of Declaration.

The purpose of this Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of SADDLE RIDGE in the manner provided by the Declaration.

Declarant hereby declares that it is the owner of the real property described in Section 1.2 hereof and shown on the surveys attached hereto as Pages 2 and 3 of the Condominium Plat of SADDLE RIDGE ("Condominium Plat"), together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of SADDLE RIDGE as provided in the Declaration, and which Property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for SADDLE RIDGE. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

1.2. Legal Description.

The real estate described hereinafter, also described as Phases II and III in the Surveys attached hereto as Pages 2 and 3 of the Condominium Plat, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to SADDLE RIDGE and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor

plans attached hereto as a part of the Condominium Plat, depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units. The real estate subjected to the provisions of the Declaration hereby is described as follows:

Phase II Description:

A parcel of land in the SW¼-NW¼, Section 1 and SE¼-NE¼, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet; thence S86°57'17"E, 24.92 feet to the point of beginning; thence S30°20'W, 165.70 feet; thence N86°57'17"W, 853.95 feet; thence N22°00'W, 162.55 feet; thence S86°57'17"E, 998.73 feet to the point of beginning. Said parcel contains 3.05 acres.

Phase III Description:

A parcel of land in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line 4294.54 feet; thence N75°44'W, 186.73 feet; thence S75°44'E, 448.69 feet; thence S5°15'E, 81.95 feet; thence S31°44'W, 361.50 feet to the point of beginning; thence S76°40'E, 258.44 feet; thence southeasterly on a curve to the left, radius 65 feet, whose chord bears S29°33'E, 113.09 feet; thence easterly on a curve to the left, radius 360 feet, whose chord bears N80°44'E, 61.92 feet; thence S9°26'E, 236.84 feet; thence S76°00'W, 215 feet; thence N45°00'W, 212 feet; thence N34°29'W, 193.61 feet; thence N26°09'E, 138.29 feet to the point of beginning. Said parcel contains 2.79 acres.

TOGETHER WITH non-exclusive easements and rights-of-way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described property and as shown on the Condominium Plat attached hereto, over, upon and across the following described property:

Access Road Easement (C) Description:

A parcel of land in the SW¼-NW¼, Government Lot 4, Section 1 and NE¼-SE¼, Section 2, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line 2889.19 feet; thence N77°30'W, 18.08 feet to the point of beginning; thence S17°26'W, 304.98 feet; thence S2°00'E, 277.99 feet; thence southeasterly on a curve to the left, radius 355.00 feet, whose chord bears S43°40'E, 476.00 feet; thence southeasterly on a curve to the right, radius 716.00 feet, whose chord bears S67°46'E, 442.51 feet; thence southeasterly on a curve to the left, radius 410.00 feet, whose chord bears S61°46'E, 170.49 feet; thence southeasterly on a curve to the right, radius 190.00 feet, whose chord bears S28°21'E, 270.65 feet; thence S17°04'W, 312.88 feet, thence S45°00'W, 308.22 feet; thence southwesterly on a

curve to the right, radius 360.00 feet, whose chord bears S65°20'W, 250.19 feet; thence northeasterly on a curve to the right, radius 65.00 feet, whose chord bears N11°07'E, 127.56 feet; thence northeasterly on a curve to the left, radius 136.00 feet, whose chord bears N80°34'E, 158.22 feet; thence N45°00'E, 291.81 feet; thence N17°04'E, 296.45 feet; thence northwesterly on a curve to the left, radius 124.00 feet, whose chord bears N28°21'W, 176.63 feet; thence northwesterly on a curve to the right, radius 476.00 feet, whose chord bears N61°46'W, 197.93 feet; thence northwesterly on a curve to the left, radius 650.00 feet, whose chord bears N67°46'W, 401.72 feet; thence northwesterly on a curve to the right, radius 421.00 feet, whose chord bears N43°40'W, 564.51 feet; thence N2°00'W, 228.97 feet; thence N17°26'E, 306.73 feet; thence N1°15'E, 430.86 feet; thence N19°30'E, 401.97 feet; thence northeasterly on a curve to the right, radius 745.45 feet, whose chord bears N25°15'E, 149.37 feet; thence N31°00'E, 389.85 feet; thence northeasterly on a curve to the left, radius 234.00 feet, whose chord bears N17°00'E, 113.22 feet; thence S87°00'E, 66.00 feet; thence southwesterly on a curve to the right, radius 300.00 feet, whose chord bears S17°00'W, 145.15 feet; thence S31°00'W, 389.85 feet; thence southwesterly on a curve to the left, radius 679.45 feet, whose chord bears S25°15'W, 136.14 feet; thence S19°30'W, 391.29 feet; thence S1°15'W, 429.71 feet to the point of beginning.

Access Road Easement (D) Description:

A parcel of land in the NW¼-NW¼ & SW¼-NW¼, Section 1 & NE¼-NE¼ & SE¼-NE¼, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1321.84 feet to the south line of the C.M. St. P. & P. R.R.; thence S86°57'17" 152.33 feet; thence S18°00'W, 101.29 feet to the point of beginning; thence S69°00'E, 134.57 feet; thence S83°35'E, 114.38 feet; thence southwesterly on a curve to the right, radius 234 feet, whose chord bears S10°23'W, 60.14 feet; thence N83°35'W, 117.89 feet; thence N69°00'W, 162.91 feet; thence N31°00'W, 106.88 feet; thence N86°57'17"W, 998.73 feet; thence N22°00'W, 66.23 feet; thence S86°57'17"E, 1058.65 feet; thence S31°00'E, 118.10 feet to the point of beginning.

PROVIDED, and the foregoing easements are granted upon this express condition, that the Saddle Ridge Association, Ltd. and each owner of a condominium unit in Saddle Ridge by acceptance of a deed to any unit, agrees to be responsible for repair, restoration, reconstruction, resurfacing, cleaning, snow and ice removal, and all related or required maintenance pertaining to the said access road easement area, and agrees to indemnify and hold Declarant harmless with respect thereto and from all costs and expenses thereof.

TOGETHER WITH the rights and obligations of the Declarant under and pursuant to a Water Supply Agreement with Columbia Corporation pertaining to the use and maintenance of wells, water mains, laterals, lines and pipes conducting and carrying water

over, upon, across, under and through the property subject to this Declaration. The Saddle Ridge Association, Ltd., and each owner of a condominium unit in Saddle Ridge by acceptance of a deed to any unit in Saddle Ridge, agree to assume and be bound by all rights and obligations under the said Agreement, including but not limited to provisions for maintenance, insurance and the costs thereof, and agree to indemnify and hold Declarant harmless from and with respect to any costs, damages or expenses arising therefrom.

THE FOREGOING EASEMENTS are non-exclusive, and are subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees; guests and agents to use the easement areas in mutuality with owners of units in Saddle Ridge. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easements as will not unreasonably interfere with or prevent use thereof for the easement purposes specified. The uses made of such easement areas by Declarant and by Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easements and rights herein granted shall be appurtenant to the subject property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement areas which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easements here declared and granted shall become effective upon the first conveyance of all or any part of the Condominium property described above by Declarant, provided such conveyance is pursuant and subject to the Wisconsin Unit Ownership Act.

The foregoing easements shall remain in full force and effect for such time as the property and improvements known as Saddle Ridge remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Unit Ownership Act and the Condominium Declaration for Saddle Ridge.

II. AMENDMENT OF DECLARATION.

2.1. The Declaration for SADDLE RIDGE is hereby amended by removing and deleting in their entirety Exhibits A, B and C thereto, originally recorded in Volume 190 of Columbia County Records at pages 318-323 inclusive, and substituting therefor the Condominium Plat of Saddle Ridge, Pages 1-18, inclusive, as attached hereto.

It is the intention hereof that Pages 1-18 inclusive of the Condominium Plat of Saddle Ridge, as attached hereto, shall supersede and replace for all purposes Exhibit A, B and C to the original Declaration recorded under the date of May 1, 1978.

2.2. Section 2.1 of the Declaration is hereby amended and restated to read as follows:

"2.1 Description of Land. The following described real estate, also described as Phase I in the Condominium Plat attached hereto at Page 1, is hereby subjected to the provisions of this Declaration:

A parcel of land in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the northwest corner of said section 1; thence S0°05'15"E along the section line, 1321.84 feet to the south line of the C.M. ST. P.&P. RR., thence

S86°57'17"E, 152.33 feet to the point of beginning; thence S86°57'17"E, 215.95 feet; thence S3°00'W, 146.05 feet; thence N83°35'W, 114.38 feet; thence N69°00'W, 134.57 feet; thence N18°00'E, 101.29 feet to the point of beginning. Said parcel contains 0.69 acres.

TOGETHER WITH non-exclusive easements and rights-of-way for the benefit of the property described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described property and State Highway 33, as shown on Condominium Plat, Page 1 attached hereto, over, upon and across the following described property:

Access Road Easement (A&B) Description:

A parcel of land in the NW¼-NW¼ and SW¼-NW¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the northwest corner of said section 1; thence N89°50'14"E along the section line, 389.88 feet to the point of beginning; thence continuing N89°50'14"E along the section line, 273.54 feet; thence S0°05'15"E, 34.85 feet; thence S51°14'W, 42.96 feet; thence S45°10'W, 80.61 feet; thence southwesterly on a curve to the right, radius 166.00 feet, whose chord bears S45°05'W, 234.42 feet; thence west, 155.19 feet; thence southwesterly on a curve to the left, radius 125.00 feet, whose chord bears S44°57'23"W, 176.91 feet; thence S0°05'15"E, 471.23 feet; thence southeasterly on a curve to the left, radius 125.00 feet, whose chord bears S30°47'38"E, 127.66 feet; thence S61°31'E, 170.91 feet; thence southeasterly on a curve to the right, radius 188.00, whose chord bears S29°13'39"E, 200.76 feet to the north line of the C.M. ST. P.&P. RR.; thence S3°00'W, 100.00 feet across said railroad; thence S3°00'W, 146.00 feet; thence N87°00'W, 66.00 feet; thence N3°00'E, 146.05 feet; thence S86°57'17"E, 66.00 feet; thence N3°00'E, 100.00 feet to said north line of railroad; thence N86°57'17"W, 66.00 feet, thence northwesterly on a curve to the left, radius 122.00 feet, whose chord bears N29°13'39"W, 130.28 feet; thence N61°30'W, 170.91 feet; thence northwesterly on a curve to the right, radius 191.00 feet, whose chord bears N30°47'38"W, 195.06 feet; thence N0°05'15"W, 471.23 feet; thence northeasterly on a curve to the right, radius 191.00 feet, whose chord bears N44°57'23"E, 270.32 feet; thence east, 155.19 feet; thence northeasterly on a curve to the left, radius 100.00 feet, whose chord bears N45°05'E, 141.21 feet; thence N44°50'W, 165.85 feet to the point of beginning."

PROVIDED, and the foregoing easement is granted upon this condition, that the Saddle Ridge Association, Ltd. and each owner of a condominium unit in Saddle Ridge by acceptance of a deed to any unit, agrees to be responsible for repair, restoration, reconstruction, resurfacing, cleaning, snow and ice removal, and all related or required maintenance pertaining to the said access road easement area, and agrees to indemnify and hold Declarant harmless with respect thereto and from all costs and expenses thereof.

TOGETHER WITH the rights and obligations of Declarant under and pursuant to a Private Road Crossing Agreement with the Chicago, Milwaukee, St. Paul and Pacific Company, dated April 20, 1978, pertaining to a private railroad crossing described in the said Agreement. The Saddle Ridge Association, Ltd., and each owner of a condominium unit in Saddle Ridge by acceptance of a deed to any unit in Saddle Ridge, agree to assume and be bound by all rights and obligations under the said Private Road Crossing Agreement, in-

cluding but not limited to provisions for maintenance, insurance, and the costs thereof, and agree to indemnify and hold Declarant harmless from and with respect to any costs, damages or expenses arising therefrom.

THE FOREGOING EASEMENTS are non-exclusive, and are subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement areas in mutuality with owners of units in Saddle Ridge. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easements as will not unreasonably interfere with or prevent use thereof for the easement purposes specified. The uses made of such easement areas by Declarant and by Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easement and rights herein granted shall be appurtenant to the subject property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement areas which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easements here declared and granted shall become effective upon the first conveyance of all or any part of the Condominium property described above by Declarant, provided such conveyance is pursuant and subject to the Wisconsin Unit Ownership Act.

The foregoing easements shall remain in full force and effect for such time as the property and improvements known as Saddle Ridge remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Unit Ownership Act and the Condominium Declaration for Saddle Ridge.

2.3 Section 8.1 of the Declaration is hereby amended and restated as follows:

“A portion of the common areas and facilities are designated as “limited common areas,” as shown, in part, in the Condominium Plat of Saddle Ridge. Such limited common areas shall be reserved for the exclusive use of the owner or occupant of the unit to which they are appurtenant, to the exclusion of all other units in the condominium. Such limited common areas consist of some garages as shown in the Condominium Plat, the attics, the sidewalks appurtenant to the units and such other limited common areas as may be identified in the Condominium Plat of Saddle Ridge.

2.4 Section 10 is hereby amended and restated as follows:

“10. RESIDENTIAL AND RECREATIONAL PURPOSES.

All buildings and the units therein contained are intended for and restricted exclusively to residential or recreational uses as governed by the terms and conditions contained herein and the By-Laws of the Association. Notwithstanding the foregoing, the Declarant reserves the right, at its option and in its sole discretion to use and occupy a unit, selected by the Declarant, as a “model” unit and sales office until such time as all annexations provided for in Section 24 herein have been completed by Declarant, or until such earlier time as may be determined by Declarant.

2.5 Section 12.1 of the Declaration is hereby amended by adding thereto the following:

“Each unit owner shall be responsible for snow and ice removal from the sidewalk constituting a part of the limited common area appurtenant to his unit.”

In all other respects, Section 12.1 of the Declaration remains unchanged and unaffected by this Amendment.

2.6 Section 21.1 of the Declaration is hereby deleted and the following substituted therefor:

“*Utilities.* Easements are hereby declared and granted for the benefit of the unit owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, solar hot-water and heating systems, telephone wires and equipment, master television antenna system wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the common areas and facilities, to service the condominium property or any annexation thereto.”

2.7 Section 24.1 is hereby amended by deleting the real estate description contained therein and substituting therefor the following:

Future Phases Parcel 1 Description:

A parcel of land in the SW¼-NW¼, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1321.84 feet; thence S86°57'17"E, 434.28 feet; thence S3°00'W, 25.00 feet to the point of beginning; thence S86°57'E, 333.87 feet; thence S21°00'W, 545.69 feet; thence S602°00'W, 430.00 feet; thence N70°56'W, 77.32 feet; thence northeasterly on a curve to the right, radius 679.45 feet, whose chord bears N25°25'E, 136.14 feet; thence N31°00'E, 389.85 feet; thence northeasterly on a curve to the left, radius 300.00 feet, whose chord bears N17°00'E, 145.15 feet; thence N3°00'E, 121.00 feet to the point of beginning. Said parcel contains 4.76 acres.

Future Phases Parcel 2 Description:

A parcel of land in the SW¼-NW¼, Section 1 and SE¼-NE¼, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 1381.93 feet thence S86°57'17"E, 24.92 feet to the point of beginning; thence S31°00'E, 106.88 feet; thence S69°00'E, 162.91 feet; thence S83°35'E, 117.89 feet; thence southwesterly on a curve to the right, radius 234 feet, whose chord bears S24°23'W, 53.92 feet; thence S31°00'W, 389.85 feet; thence southwesterly on a curve to the left, radius 745.45 feet, whose chord bears S25°15'W, 149.37 feet; thence S19°30'W, 77.83 feet; thence N69°23'W, 124.44 feet; thence N3°00'W, 330 feet; thence N88°00'W, 710 feet; thence N22°00'W, 279.45 feet; thence S86°57'17"E, 853.95 feet; thence N30°20'E, 165.70 feet to the point of beginning. Said parcel contains 6.85 acres.

Future Phases Parcel 3 Description:

A parcel of land in the NE¼-SE¼ and Government Lot 1, Section 2; T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northeast corner of said Section 2; thence S0°05'15"E along the Section line, 4294.54 feet; thence N75°44'E, 186.73 feet; thence S36°44'W, 129.74 feet; thence N64°14'W, 233.12 feet; thence S4°00'E, 29.70 feet; thence N51°52'W, 88.99 feet to the point of beginning; thence N62°51'W, 234.72 feet; thence N9°00'W, 84.80 feet; thence N27°00'E, 642.00 feet; thence N12°00'E, 560.00 feet; thence S84°27'E, 245.96 feet; thence S17°26'W, 239.07 feet; thence S2°00'E, 288.97 feet; thence southeasterly on a curve to the left, radius 421.00 feet, whose chord bears S11°38'E, 147.14 feet; thence S52°00'W, 233.58 feet; thence southwesterly on a curve to the left, radius 562.00 feet, whose chord bears S24°00'W, 527.69 feet to the point of beginning. Said parcel contains 7.66 acres.

Future Phases Parcel 4 Description:

A parcel of land in the NE¼-SE¼, Section 2 and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the Section line, 2889.19 feet to the point of beginning; thence S77°30'E, 132.92 feet; thence S85°00'E, 520 feet; thence S14°00'E, 350 feet; thence S5°28'W, 372.77 feet; thence S60°00'E, 264 feet; thence S44°00'E, 429 feet; thence South, 329.38 feet; thence N78°40'W, 340.86 feet; thence N17°04'E, 96.54 feet; thence northerly on a curve to the left, radius 190 feet, whose chord bears N28°21'W, 270.65 feet; thence northwesterly on a curve to the right, radius 410 feet, whose chord bears N61°46'W, 170.49 feet; thence northwesterly on a curve to the left, radius 716 feet, whose chord bears N67°46'W, 442.51 feet; thence northwesterly on a curve to the right, radius 355 feet, whose chord bears N43°40'W, 476 feet; thence N2°00'W, 277.99 feet; thence N17°26'E, 304.98 feet; thence S77°30'E, 18.08 feet to the point of beginning. Said parcel contains 20.84 acres.

Future Phases Parcel 5 Description:

A parcel of land in the NE¼-SE¼, Government Lot 1, Section 2, and Government Lot 4, Section 1, all T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence S0°05'15"E along the section line, 4294.54 feet; thence N75°44'W, 186.73 feet to the point of beginning; thence S36°44'W, 129.74 feet; thence N64°14'W, 233.12 feet; thence N4°00'W, 30 feet; thence northerly on a curve to the right, radius 496 feet, whose chord bears N24°00'E, 465.72 feet; thence N52°00'E, 219.90 feet; thence southeasterly on a curve to the left, radius 421 feet, whose chord bears S58°19'E, 388.11 feet; thence easterly on a curve to the right, radius 650 feet, whose chord bears S67°46'E, 401.72 feet; thence southeasterly on a curve to the left, radius 476 feet, whose chord bears S61°46'E, 197.93 feet; thence southerly on a curve to the right, radius 124 feet, whose chord bears S28°21'E, 176.63 feet; thence S17°04'W, 296.45 feet; thence S45°00'W, 291.81 feet; thence westerly on a curve to the right, radius 136 feet, whose chord bears S80°34'W, 158.22 feet; thence westerly on a curve to the left,

radius 65 feet, whose chord bears $S71^{\circ}34'30''W$, 84.73 feet; thence $N76^{\circ}40'W$, 258.44 feet; thence $N31^{\circ}44'E$, 361.50 feet; thence $N5^{\circ}15'W$, 81.95 feet; thence $N75^{\circ}44'W$, 448.69 feet to the point of beginning. Said parcel contains 19.44 acres.

Future Phases Parcel 6 Description:

A parcel of land located in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northwest corner of said Section 1; thence $S0^{\circ}05'15''E$ along the section line, 4294.54 feet; thence $N75^{\circ}44'W$, 186.73 feet; thence $S75^{\circ}44'E$, 448.69 feet; thence $S5^{\circ}15'E$, 81.95 feet; thence $S31^{\circ}44'W$, 361.50 feet; thence $S26^{\circ}09'W$, 138.29 feet; thence $S34^{\circ}29'E$, 193.61 feet; thence $S45^{\circ}00'E$, 212 feet; thence $N76^{\circ}00'E$, 215 feet to the point of beginning; thence $N9^{\circ}26'W$, 236.84 feet; thence northeasterly on a curve to the left, radius 360 feet, whose chord bears $N60^{\circ}24'E$, 191.20 feet; thence $N45^{\circ}00'E$, 126.36 feet; thence $S45^{\circ}00'E$, 258.55 feet; thence $S49^{\circ}29'W$, 293.36 feet; thence $S76^{\circ}00'W$, 182 feet to the point of beginning. Said parcel contains 2.26 acres.

TOGETHER WITH non-exclusive easements and rights-of-way for the benefit of the properties described above, for purposes of vehicular and pedestrian access, and ingress and egress to, from and between the above described properties over, upon and across the following described property, as shown on Condominium Plat Pages 4 and 5 attached hereto:

Access Road Easement (E) Description:

A parcel of land in the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ & Government Lot 1, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the northwest corner of said Section 1; thence $S0^{\circ}05'15''E$ along the section line 2889.19 feet; thence $N77^{\circ}30'W$, 18.08 feet; thence $S17^{\circ}26'W$, 304.98 feet; thence $S2^{\circ}00'E$, 277.99 feet; thence $S88^{\circ}26'W$, 66 feet; thence southeasterly on a curve to the left, radius 421 feet, whose chord bears $S11^{\circ}38'E$, 147.14 feet to the point of beginning; thence continuing southeasterly on the curve to the left, radius 421 feet, whose chord bears $S26^{\circ}17'E$, 67.28 feet; thence $S52^{\circ}00'W$, 219.90 feet; thence southwesterly on a curve to the left, radius 496.00 feet, whose chord bears $S24^{\circ}00'W$, 465.72 feet; thence $S4^{\circ}00'E$, 59.70 feet; thence northwesterly on a curve to the right, radius 60.00 feet, whose chord bears $N51^{\circ}52'W$, 88.99 feet; thence northeasterly on a curve to the right, radius 562.00 feet, whose chord bears $N24^{\circ}00'E$, 527.69 feet; thence $N52^{\circ}00'E$, 233.58 feet to the point of beginning.

In all other respects, Section 24.1 of the Declaration remains unchanged and unaffected by this Amendment.

III. EFFECT OF ANNEXATION AND AMENDMENT.

3.1 By this Supplement to the Declaration, seven (7) buildings containing twenty-eight (28) condominium units are annexed and added to SADDLE RIDGE and subjected to the Declaration. Furthermore, by this Amendment to the Declaration, corrections and revisions are accomplished primarily as to unit location and designation, limited common areas appurtenant to respective units, descriptions of the Property, existing and future phases parcel descriptions, and easements.

3.2 By reason of this Supplement and the annexation of the said twenty-eight (28) additional residential units to SADDLE RIDGE:

3.2.1 As of the effective date hereof, there are eight (8) buildings in SADDLE RIDGE, comprising a total of thirty-two (32) residential units (Section 5 of the Declaration).

3.2.2 As of the effective date hereof, the percentage of the undivided ownership interest in the common areas and facilities and limited common areas appurtenant to each unit and its owner shall be 3.125%, determined by dividing the number one (1) by the number thirty-two (32) (Sections 9 and 24 of the Declaration).

3.3 All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of Saddle Ridge Association, Ltd., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE.

3.4 The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wājbac and Tadwil, Limited, as of the date first set forth above.

(CORPORATE SEAL)

WĀJBAC AND TADWIL, LIMITED

Attest: Robert C. Arians Secretary By: Robert T. Berst Vice President

NOTARIZATION

Personally came before me this 19th day of September, 1979 Robert T. Berst Vice, President, and Robert C. Arians, Secretary of the above-named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Yvonne M. Kuking
Notary Public, Columbia County
My commission Expires 3-16-80

This instrument was drafted by

Quarles & Brady
780 North Water Street
Milwaukee, Wisconsin 53202

By David L. Petersen

CONDOMINIUM PLAT OF SADDLE RIDGE AMENDED PHASE I

THIS SURVEY DESCRIBES THE
 LAND AND BUILDINGS SUBJECT TO
 THE CONDOMINIUM DECLARATION
 FOR SADDLE RIDGE.



PHASE I DESCRIPTION

PHASE I DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE. THE LAND IS SHOWN IN THE ATTACHED MAP AND THE BUILDINGS ARE SHOWN IN THE ATTACHED PHOTOGRAPHS. THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE IS A DOCUMENT WHICH DESCRIBES THE RIGHTS AND OBLIGATIONS OF THE OWNERS OF THE UNITS IN THE CONDOMINIUM. THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE IS A DOCUMENT WHICH DESCRIBES THE RIGHTS AND OBLIGATIONS OF THE OWNERS OF THE UNITS IN THE CONDOMINIUM.

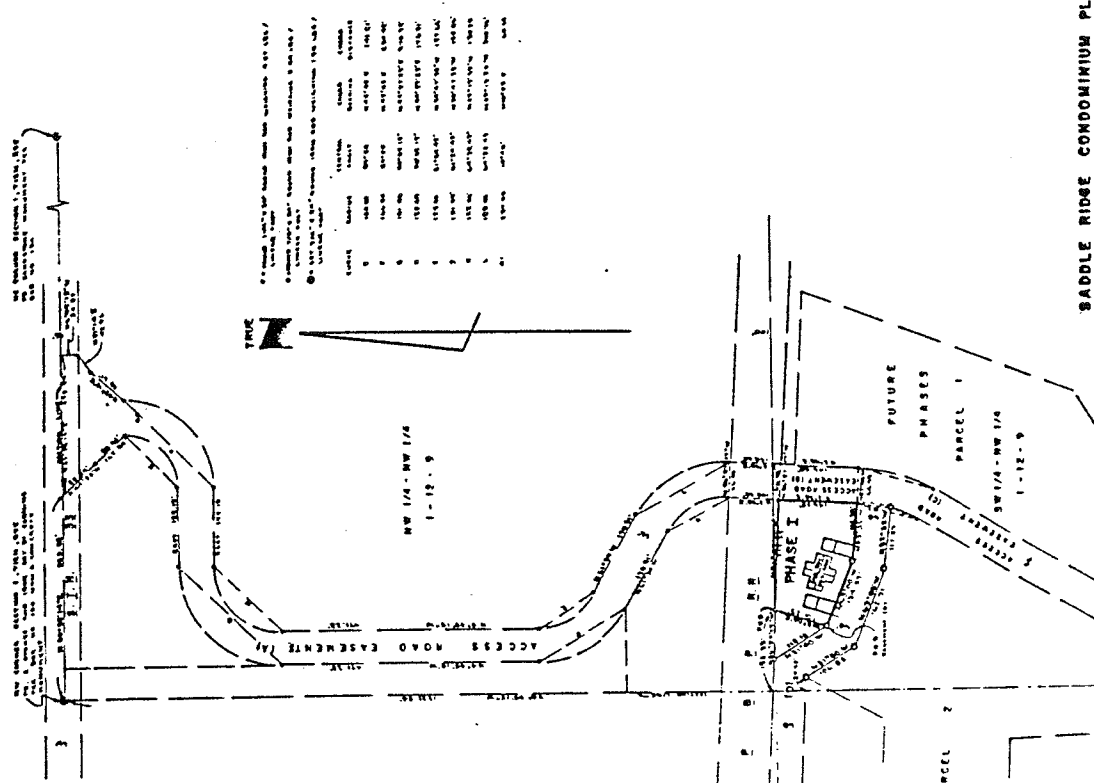
ACCESS ROAD RESERVE (ARRD) DESCRIPTION

ACCESS ROAD RESERVE (ARRD) DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE. THE LAND IS SHOWN IN THE ATTACHED MAP AND THE BUILDINGS ARE SHOWN IN THE ATTACHED PHOTOGRAPHS. THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE IS A DOCUMENT WHICH DESCRIBES THE RIGHTS AND OBLIGATIONS OF THE OWNERS OF THE UNITS IN THE CONDOMINIUM. THE CONDOMINIUM DECLARATION FOR SADDLE RIDGE IS A DOCUMENT WHICH DESCRIBES THE RIGHTS AND OBLIGATIONS OF THE OWNERS OF THE UNITS IN THE CONDOMINIUM.

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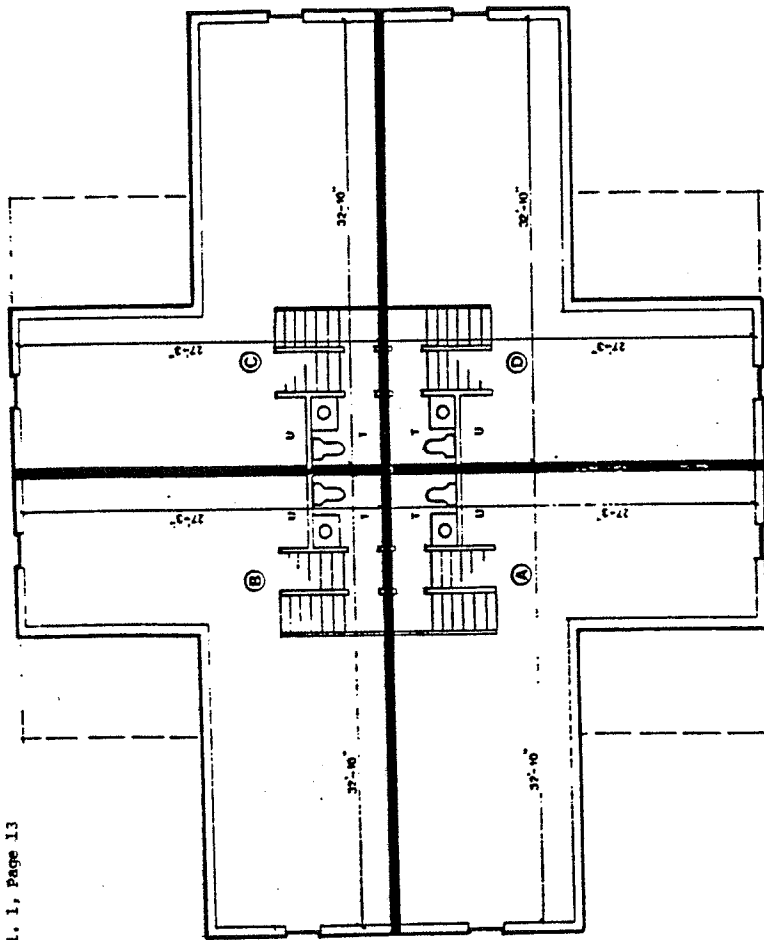
I, *[Signature]*, County Clerk, do hereby certify that I have compared the description of the property and the plat and find that the description of the property and the plat are correct and that the plat is a true and correct representation of the property and the plat and the same are in accordance with the laws of the State of South Carolina.



SADDLE RIDGE

Unit Numbers and Building Types

Unit No.	Building Type	Unit No.	Building Type
800	Model #1	822	Model #2
801	Model #1	823	Model #2
802	Model #1	824	Model #2
803	Model #1	825	Model #2
810	Model #2	1051	Model #3
811	Model #2	1052	Model #3
812	Model #2	1053	Model #3
813	Model #2	1054	Model #3
814	Model #2	1047	Model #4
815	Model #2	1048	Model #4
816	Model #2	1049	Model #4
817	Model #2	1050	Model #4
818	Model #2	1055	Model #4
819	Model #2	1056	Model #4
820	Model #2	1057	Model #4
821	Model #2	1058	Model #4



- LEGEND**
- Unit/Limited Common Boundary
 - ▨ Limited Common Area
 - L Living Room
 - D Dining Room
 - K Kitchen
 - B Bedroom
 - T Toilet/Bath
 - E Screen Porch
 - P Parking
 - U Utility
 - S Storage Area
 - C Den

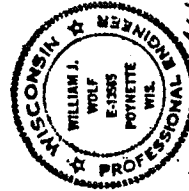
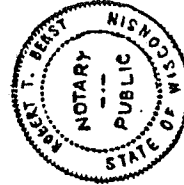
I, William J. Wolf
 a Professional Engineer duly licensed by the State of
 Wisconsin, do hereby certify that the drawings appearing
 hereon are an accurate copy of portions of the plans of
 each building as filed with and approved by the State of
 Wisconsin and substantially depict the layout, location,
 unit numbers and dimensions of the building or buildings
 and units located and erected or to be erected.

NOTARIZATION

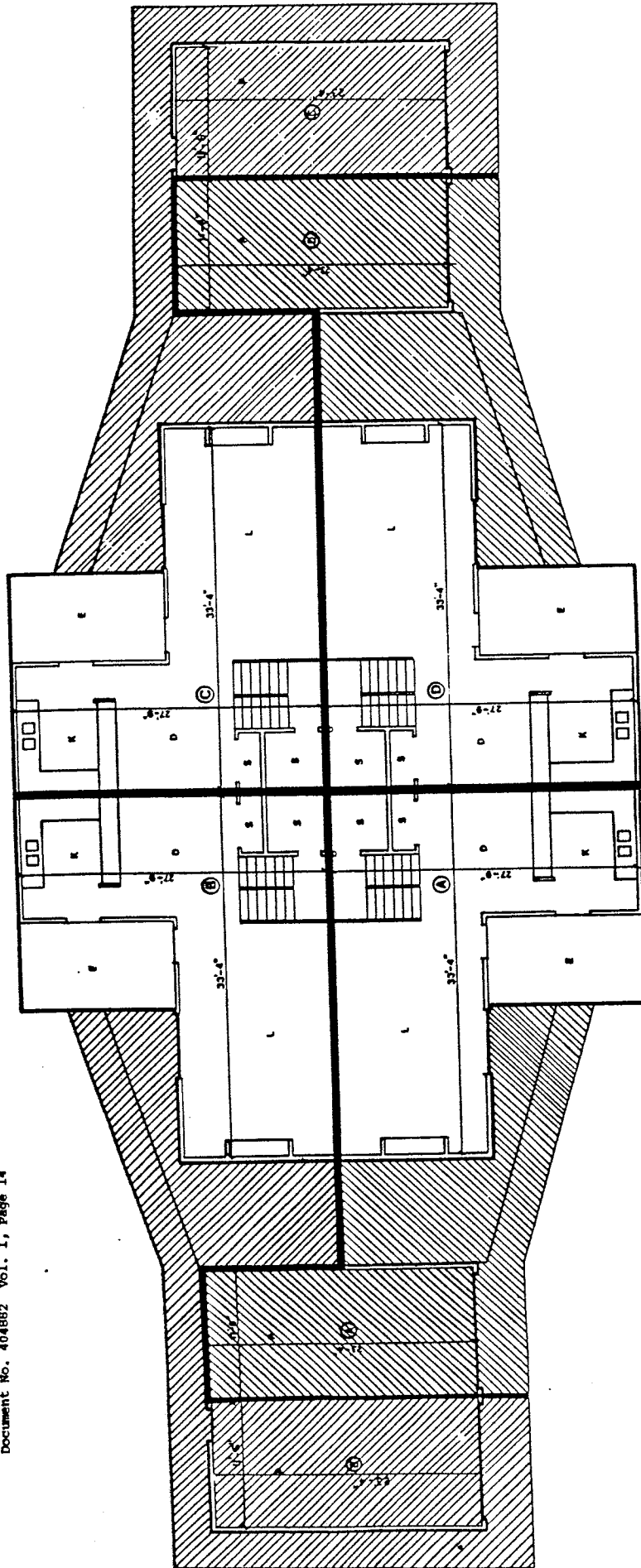
Subscribed and sworn to before me this 13th day of September, 1979

William J. Wolf

Notary Public, State of Wisconsin
 My commission expires 01-30-82

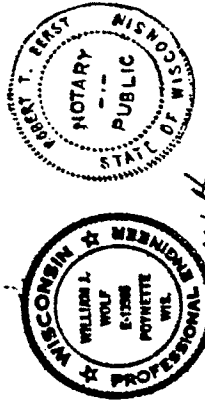


William J. Wolf



- LEGEND**
- Unit/Limited Common Boundary
 - ▨ Limited Common Area
 - L Living Room
 - D Dining Room
 - K Kitchen
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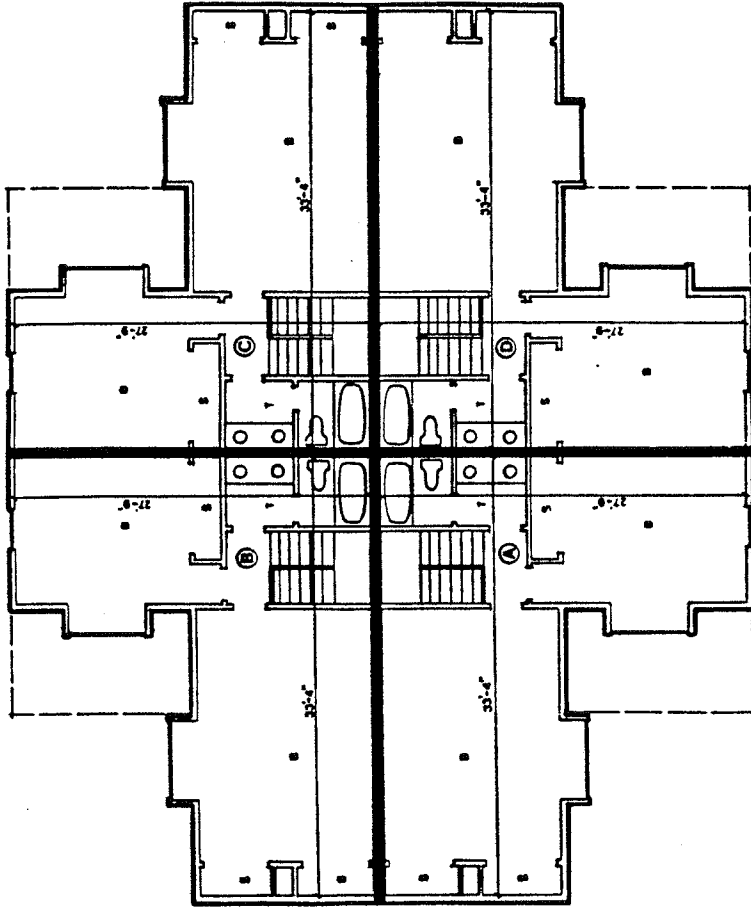
William J. Wolf

NOTARIZATION

Subscribed and sworn to before me this 13th day of September, 1979

Notary Public, State of Wisconsin
 My commission expires 9-30-82

Saddle Ridge Condominium Plat
 Model #1 Typical First Floor
 Page 8



LEGEND

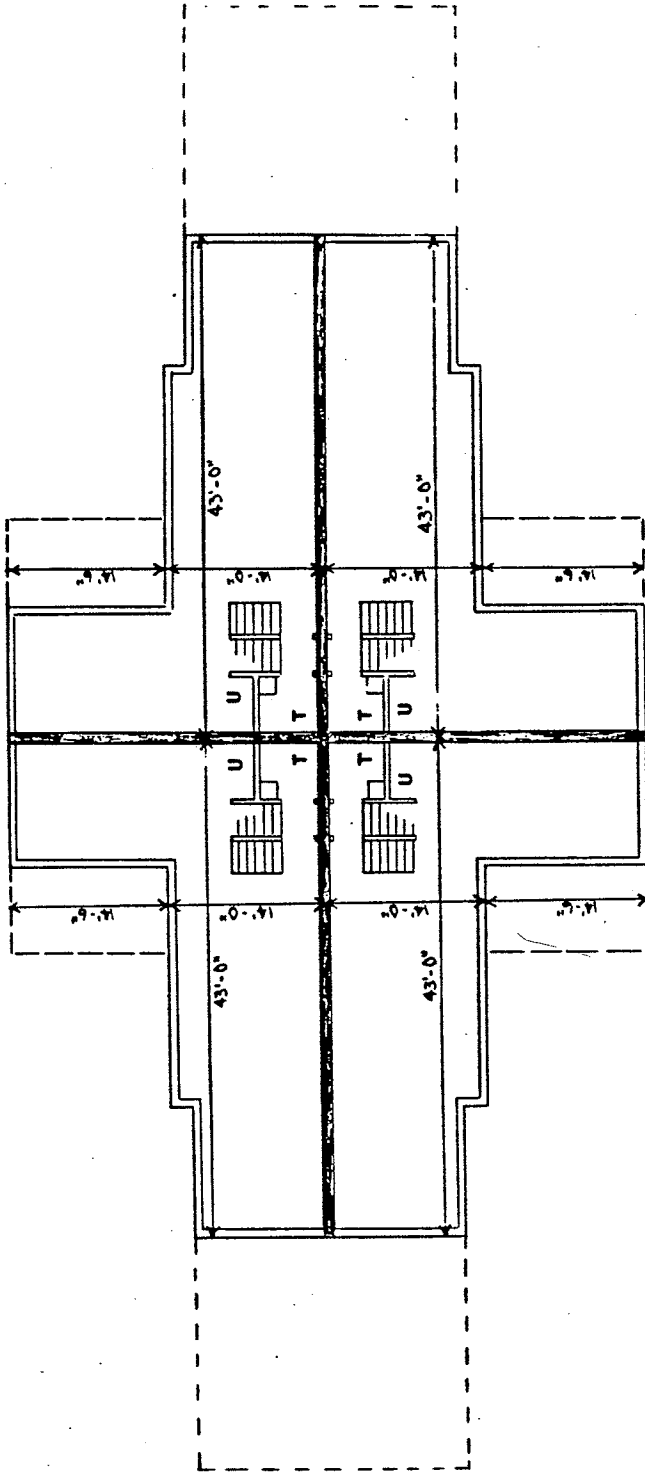
- Unit/Limited Common Boundary
- Limited Common Area
- L Living Room
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- U Utility
- S Storage Area
- C Den

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NOTARIZATION

Subscribed and sworn to before me this 13th day of September, 1978
William J. Wolf
 Notary Public, State of Wisconsin
 My commission expires 9-26-82





LEGEND

- Unit/Limited Common Boundary
- Limited Common Area
- L Living Room
- D Dining Room
- K Kitchen
- B Bedroom
- T Toilet/Bath
- S Screen Porch
- P Parking
- U Utility
- C Storage Area
- G Den

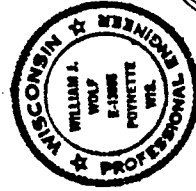
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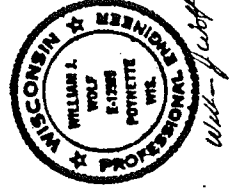
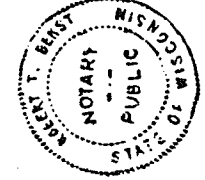
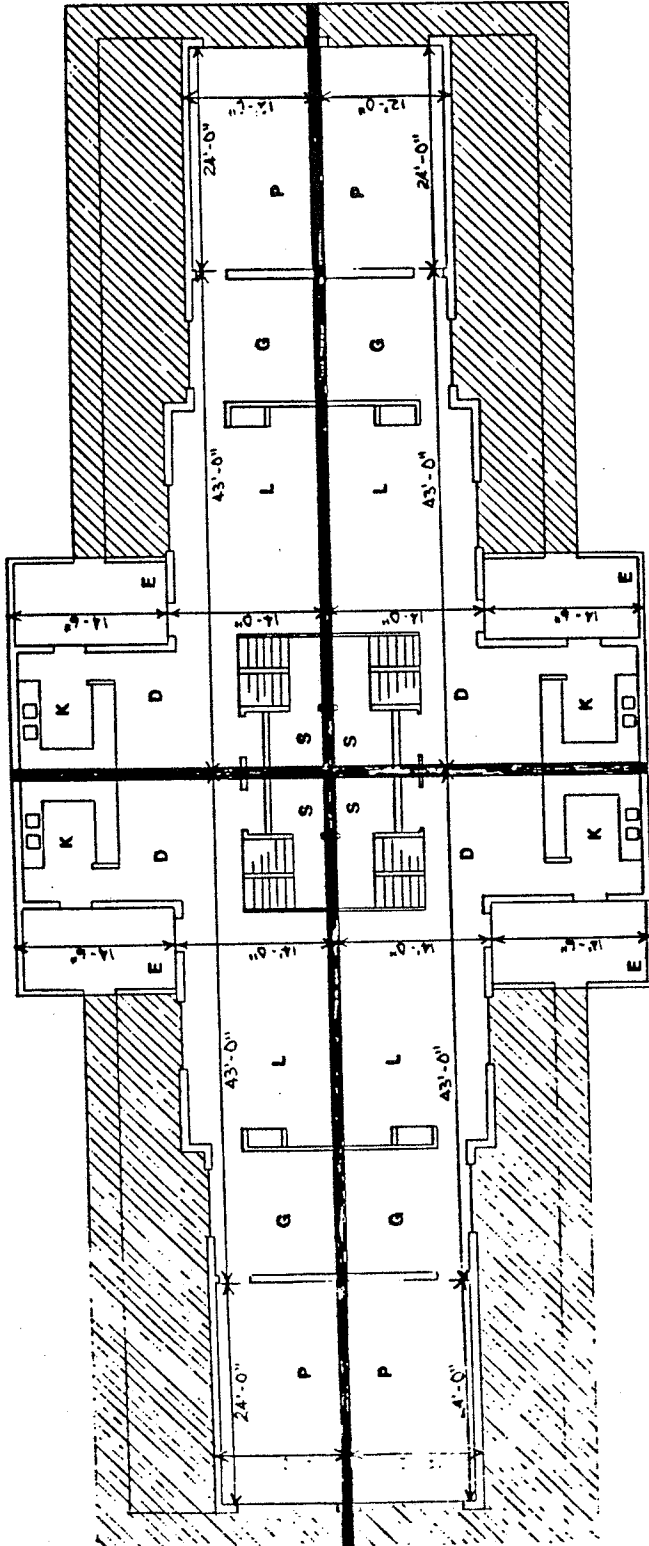
NOTARIZATION

Subscribed and sworn to before me this 27th day of September, 1979

Robert J. Best

Notary Public, State of Wisconsin
 My commission expires 9-20-82





I, William J. Wolf
 a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

NOTARIZATION

Subscribed and sworn to before me this 13th day of September, 1979.

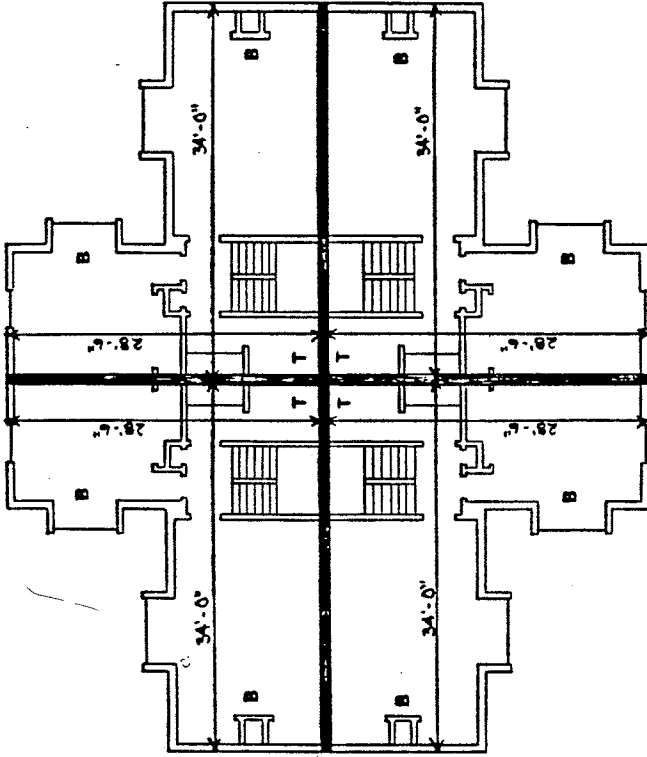
William J. Wolf

Notary Public, State of Wisconsin
 My commission expires 9-26-82

LEGEND

- Unit/Limited Common Boundary
- Limited Common Area
- Living Room
- Dining Room
- Kitchen
- Bedroom
- Toilet/Bath
- Screen Porch
- Parking
- Utility
- Storage Area
- Item

- L
- D
- K
- B
- T
- E
- P
- U
- S
- G



- Unit/Limited Common Boundary
- Limited Common Area
- Living Room
- Dining Room
- Kitchen
- Bedroom
- Toilet/Bath
- Screen Porch
- Parking
- Utility
- Storage Area
- Den

LEGEND

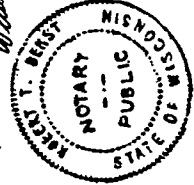
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- C

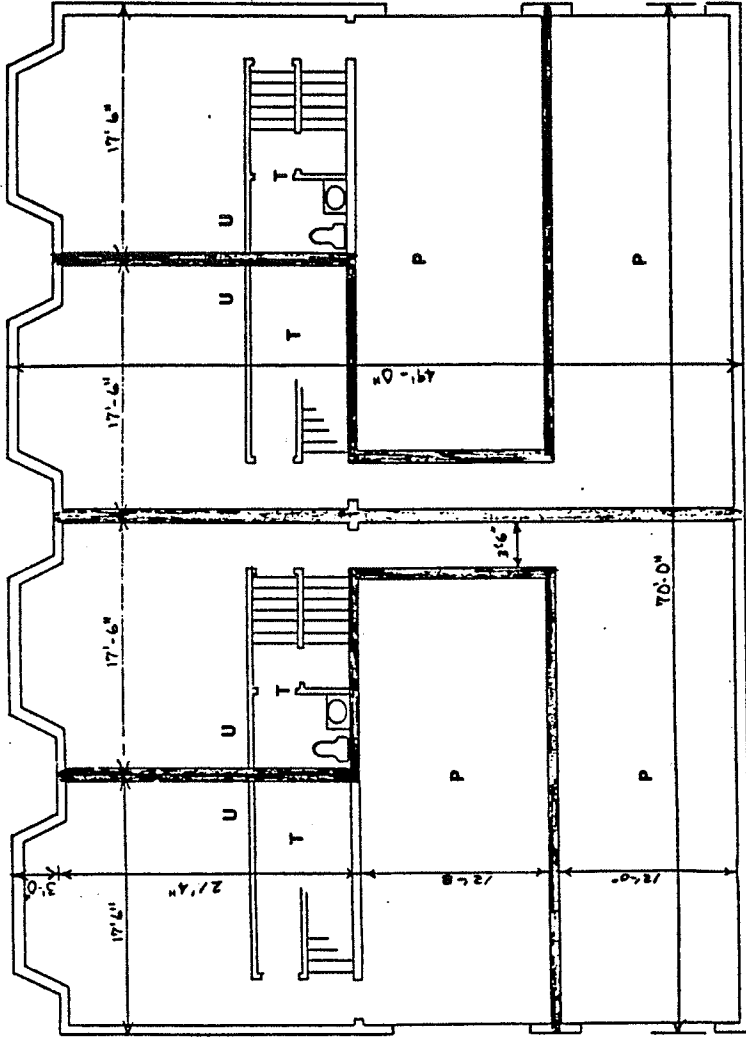
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NOTARIZATION

Subscribed and sworn to before me this 15th day of September, 1977

Robert T. Bessy
 Notary Public, State of Wisconsin
 My commission expires 9-20-82



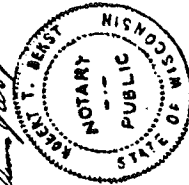


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NOTARIZATION

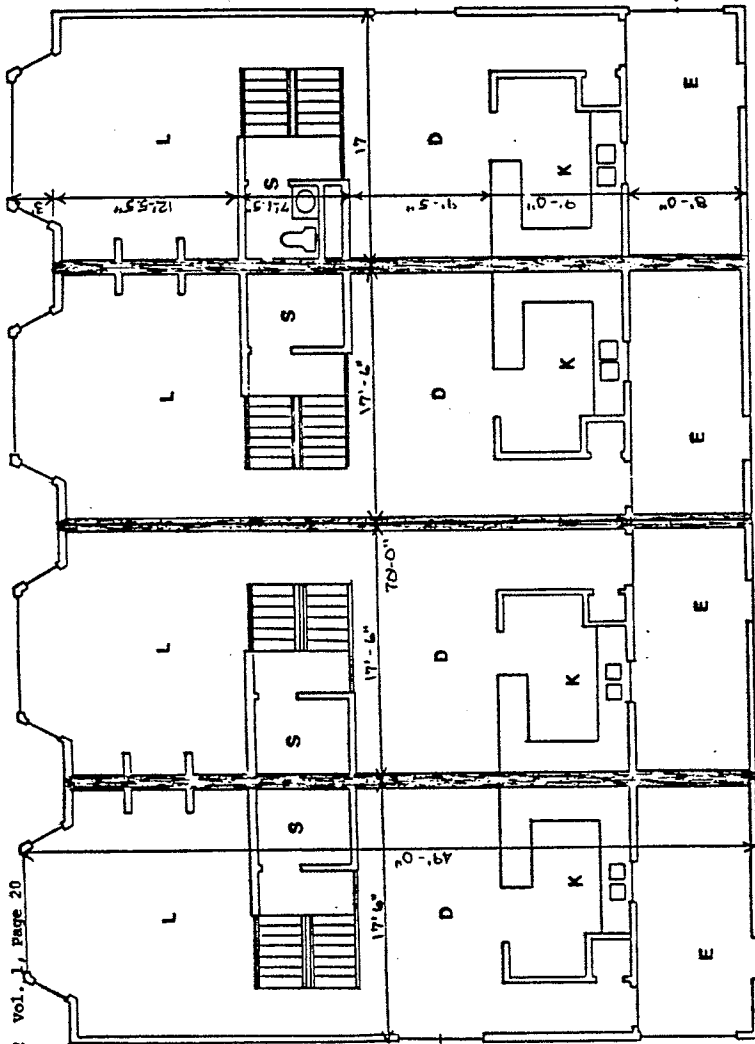
Subscribed and sworn to before me this 30th day of September, 1974

William J. Wolf
 Notary Public, State of Wisconsin
 My commission expires 9-24-82



LEGEND

- Unit/Limited Common Boundary
- Limited Common Area
- L Living Room
- D Dining Room
- K Kitchen
- B Bedroom
- T Toilet/Bath
- S Screen Porch
- P Parking
- U Utility
- S Storage Area
- D Den



NOTE: Sidewalks serving the individual units are limited common areas under the Condominium Declaration.

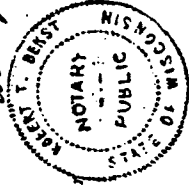
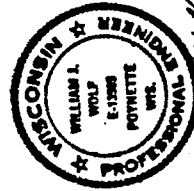
- LEGEND**
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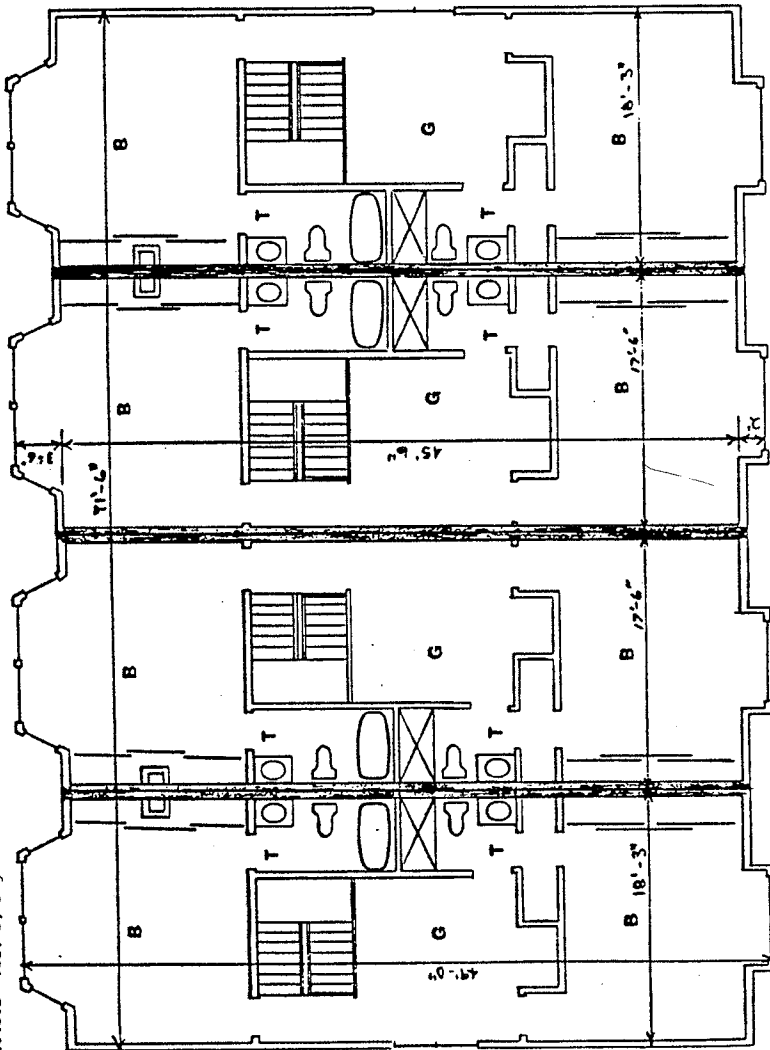
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NOTARIZATION

Subscribed and sworn to before me this 13th day of September 1971

Robert J. ...
 Notary Public, State of Wisconsin
 My commission expires 01-20-82.

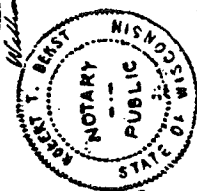
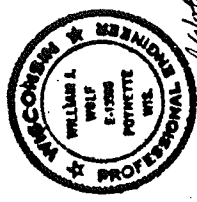




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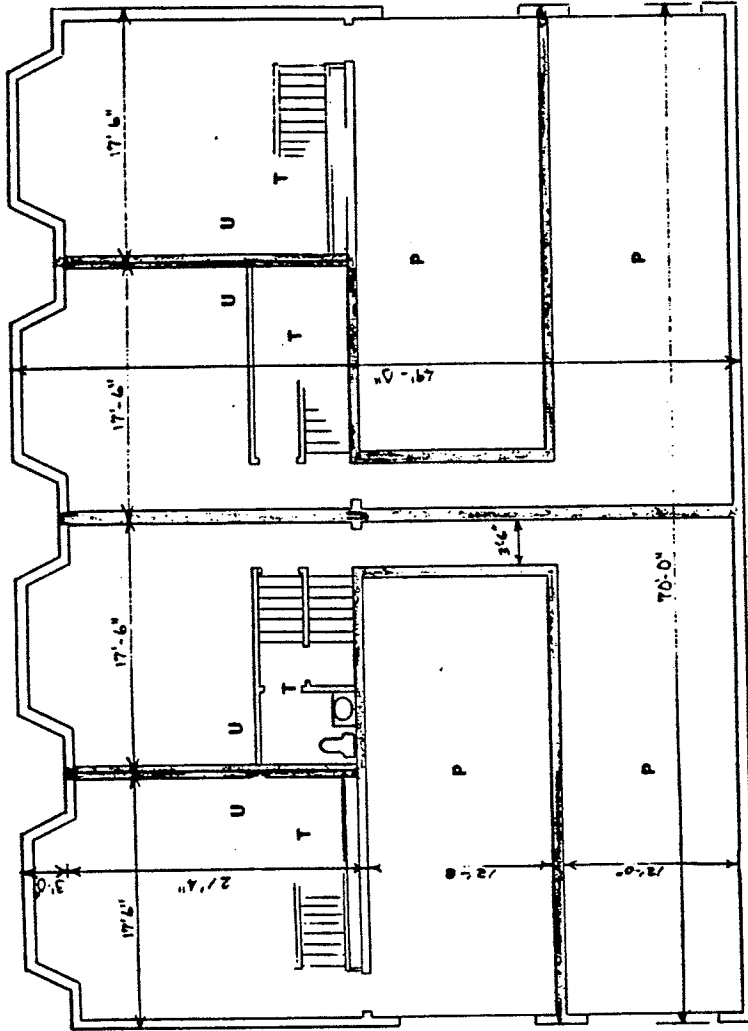
NOTARIZATION

Subscribed and sworn to before me this 13th Day of September 1979.
 Notary Public, State of Wisconsin
 My commission expires 9-26-82.



- LEGEND**
- Unit/Limited Common Boundary
 - Limited Common Area
 - Living Room
 - Dining Room
 - Kitchen
 - Bedroom
 - Toilet/Bath
 - Screen Porch
 - Parking
 - Utility Area
 - Storage Area
 - Den

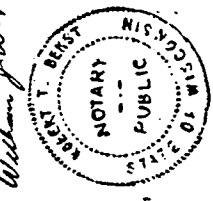
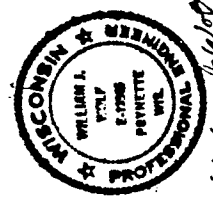
■ □ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○



I, William J. Wolf
 a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

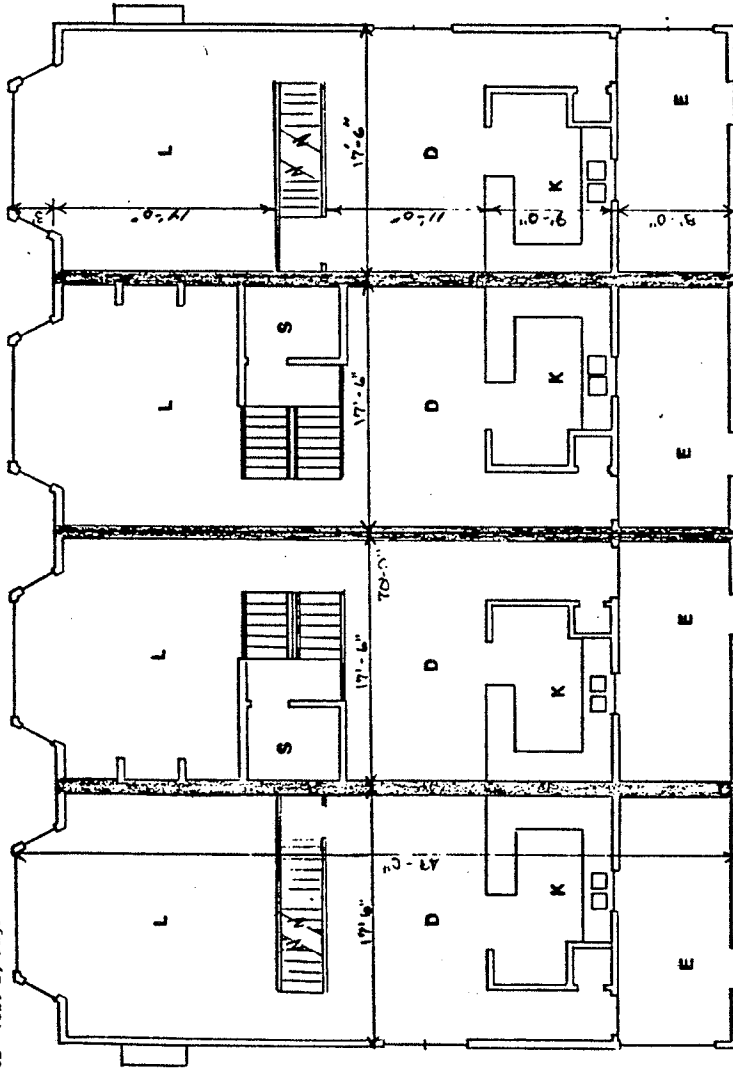
NOTARIZATION

Subscribed and sworn to before me this 13th day of September, 1979
 Notary Public, State of Wisconsin
 My commission expires 9-26-82



LEGEND

- Unit/Limited Common Boundary
- Limited Common Area
- L Living Room
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- K Kitchen
- B Bedroom
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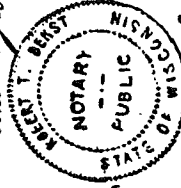


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NOTARIZATION

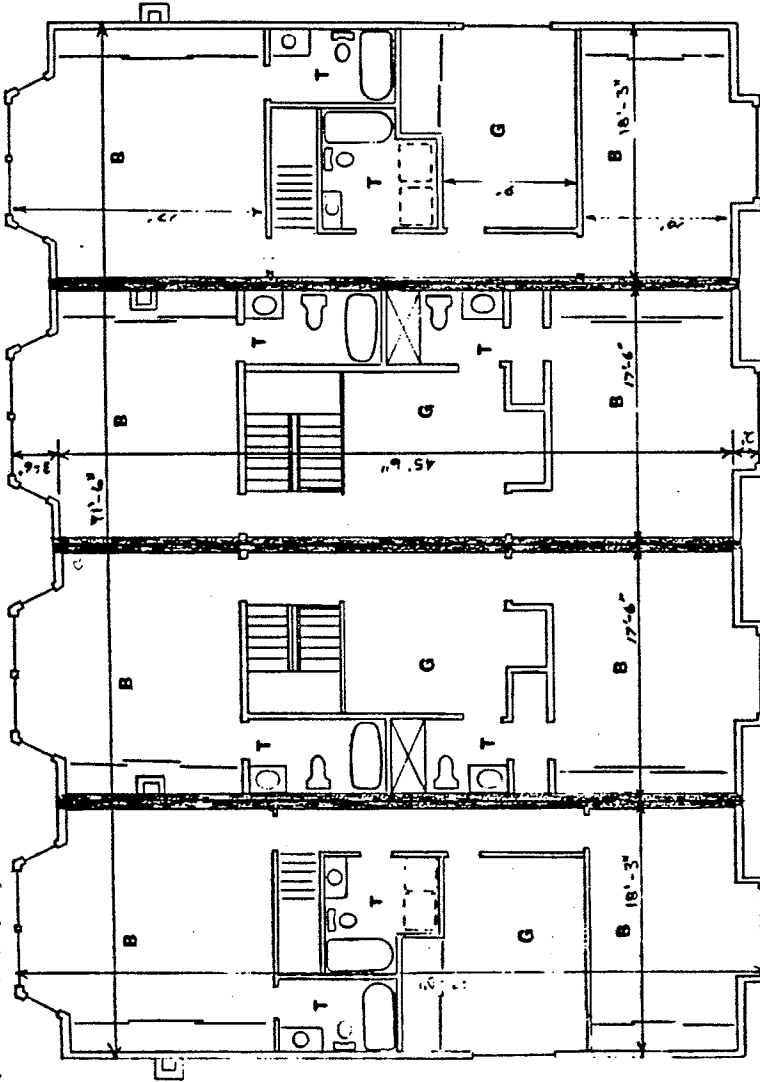
Subscribed and sworn to before me this 13th day of September 1979.

[Signature]
 Notary Public, State of Wisconsin
 My commission expires 6-30-82



- LEGEND**
- Unit/Limited Common Rounding
 - Limited Common Area
 - ▨ Living Room
 - ▩ Dining Room
 - ▧ Kitchen
 - ▦ Bedroom
 - ▥ Toilet/Bath
 - ▤ Screen Porch
 - ▣ Parking
 - ▢ Utility
 - Storage Area
 - Den

■ L D K B T E P U S C



LEGEND

- Unit/Limited Common Boundary
- Limited Common Area
- Living Room
- ◇ Dining Room
- △ Kitchen
- ▽ Bedroom
- ◇ Toilet/Bath
- Screen Porch
- Parking
- Utility
- Storage Area
- Den

I, William J. Wolf
 a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building as filed with and approved by the State of Wisconsin and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

NOTARIZATION

Subscribed and sworn to before me this _____ day of _____, 19____

Notary Public, State of Wisconsin
 My commission expires _____

