

460967

STATE OF WISCONSIN } ss
COLUMBIA COUNTY

Received for record this 27 day of
.. August A.D. 19 87 at 4:00 P.M.

Marian Robinson Reg. of Deeds

EIGHTH SUPPLEMENT
AND
AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE
Phase XIV

THIS EIGHTH SUPPLEMENT AND AMENDMENT is made this 27th day of August, 1987, 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, as supplemented and amended to date (the "Declaration") by Wajbac and Tadwil, Limited, an Illinois corporation (hereinafter "Declarant").

1. Purpose.

The purpose of this Supplement and Amendment is to annex to SADDLE RIDGE the additional lands and units described as Phase XIV herein and in the Amendment to Condominium Plat attached hereto, as stated herein and in the said Amendment to Condominium Plat.

2. Statement of Declaration.

This Supplement and Amendment annexes and submits 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 3 hereof and shown on Page 1 of the Phase XIV Condominium Plat filed herewith, 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.

3. Legal Descriptions.

The real estate described hereinafter, also described on Page 1 of the Phase XIV Condominium Plat filed herewith, 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 of the Phase XIV Condominium Plat filed herewith, 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 XIV PARCEL 1 Description:

A parcel of land located in the NE1/4-SE1/4, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the southwest corner of PHASE XIII, Parcel 2, Saddle Ridge Condominium; thence S60°18'E, 177.19 feet; thence S37°01'W, 55.00 feet; thence N64°58'W, 149.40 feet; thence N12°00'E, 70.00 feet to point of beginning. Said parcel contains 9,930 square feet or 0.228 acres.

PHASE XIV PARCEL 2 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; Beginning at the northwest corner of PHASE XII, Parcel 2, Saddle Ridge Condominium; thence S42°36'W, 277.52 feet; thence westerly on a curve to the left, radius 716.00 feet; whose chord bears N63°20'17"W, 135.18 feet; thence N 56°45'E, 312.10 feet; thence S60°00'E, 55.03 feet to point of beginning. Said parcel contains 25,400 square feet or 0.584 acres.

PHASE XIV PARCEL 3 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: Beginning at the northeast corner of Phase XII, Parcel 2, Saddle Ridge Condominium; thence S60°00'E, 60.00 feet; thence S42°37'W, 290.58 feet; thence westerly on a curve to the right, radius 410.00 feet; whose chord bears N50°32'03"W, 10.97 feet; thence westerly on a curve to the left, radius 716.00 feet; whose chord bears N51°40'22"W, 47.64 feet; thence N42°36E, 281.64 feet to point of beginning. Said parcel contains 16,720 square feet or 0.384 acres.

4. Effect of Annexation and Amendment.

Phase XIV is annexed to SADDLE RIDGE, adding four (4) units to the Condominium. As of the effective date hereof, SADDLE RIDGE comprises a total of forty-six (46) main buildings containing a total of one hundred two (102) residential units.

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.

5. Supplement to Condominium Plat.

The Condominium Plat for SADDLE RIDGE is hereby supplemented by adding

the Phase XIV Condominium Plat thereto, including floor plans for Units.

6. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of four (4) additional residential units to SADDLE RIDGE, and pursuant to the Wisconsin Condominium Ownership Act and provisions of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities and limited common elements appurtenant to each unit and its owner is hereby adjusted in recognition of the disproportionate relative sizes of the various condominium units comprising SADDLE RIDGE, and shall be as follows:

Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Condominium

<u>Unit No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Percentage of ownership</u>
780	0.79		
781	0.79	823	1.07
782	0.81	824	1.07
783	0.81	825	1.07
784	0.92	826	1.07
785	0.92	827	1.07
786	0.81	828	1.07
787	0.81	829	1.07
788	0.81	830	1.07
789	0.81	831	1.07
790	0.81	832	1.07
791	0.81	833	1.07
792	0.81	834	1.07
793	0.81	835	1.07
800	0.97	836	1.07
801	0.97	837	1.07
802	0.97	838	1.07
803	0.97	839	1.07
810	1.07	840	1.07
811	1.07	841	1.07
812	1.07	842	1.07
813	1.07	843	1.07
814	1.07	844	1.07
815	1.07	845	1.07
816	1.07	890	1.03
817	1.07	891	0.81
818	1.07	893	1.08
819	1.07	894	1.01
820	1.07	895	0.75
821	1.07	896	0.79
822	1.07	897	0.79

<u>Unit No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Percentage of ownership</u>
898	0.93		
899	0.74	1050	1.24
900	0.65	1051	1.24
901	0.65	1052	1.24
902	0.65	1053	1.24
903	0.44	1054	1.24
904	0.44	1055	1.24
905	0.54	1056	1.24
906	0.54	1057	1.24
907	0.75	1058	1.24
920	0.75	1059	1.31
943	0.97	1060	1.31
944	0.97	1061	1.31
945	0.97	1062	1.31
946	0.97	1114	0.83
947	0.97	1116	1.04
948	0.97	1122	0.83
949	0.97	1124	0.79
950	0.97	1126	0.67
1047	1.24	1128	0.71
1048	1.24		
1049	1.24		

6. Common Expenses and Common Surpluses.

The common expenses and common surpluses of SADDLE RIDGE shall be divided, allocated and assessed equally against all units in SADDLE RIDGE, so that each unit in SADDLE RIDGE and its owners shall be assessed 1/102nd of the common expenses and credited with 1/102nd of the common surpluses of the Association, except that casualty insurance premiums shall be divided among the units on the basis of replacement value insured.

7. Voting Rights.

The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.

8. Effective Date.

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 Wajbac and Tadil, Limited, as of the date first set forth above.

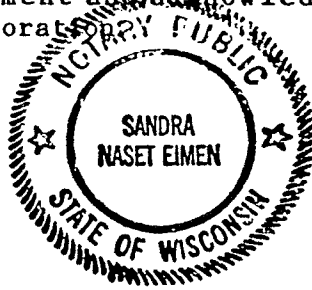
WAJBAC AND TADWIL, LIMITED

By: Carl J. Berst
Carl J. Berst, President

By: David J. Mraz
David J. Mraz, Assistant Secretary
NOTARIZATION

STATE OF WISCONSIN)
) ss
COLUMBIA COUNTY)

Personally appeared before me this 27th day of August, 1987, the above named Carl J. Berst and David J. Mraz, to me known to be the President and Assistant Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.



Sandra Naset Eimen
Notary Public, Columbia County, WI
My Commission: Expires May 6, 1990

This instrument was drafted by:

Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
by: Thomas C. Groeneweg

1

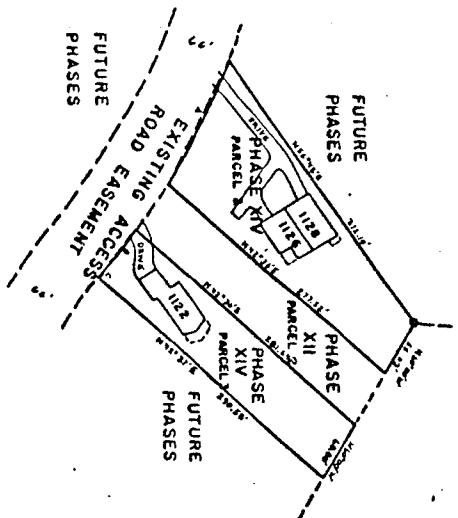
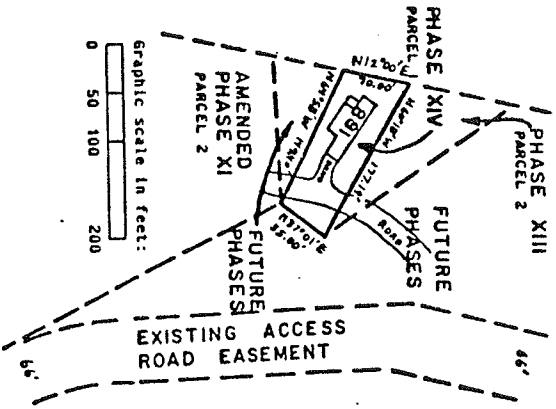
2

3

AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE
COLUMBIA COUNTY

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

PHASE XIV



Bearings are referenced to
Saddle Ridge Condominium

PHASE XIV PARCEL 1 Description:
A parcel of land located in the NE1/4, S1/4, Section 2, T12N, R12E, Range 12 of Pacific, Columbia County, Wisconsin, bounded by the following described lines: beginning at the southwest corner of PHASE XIII, Parcel 2, Saddle Ridge Condominium; thence S80°18'E, 177.19 feet; thence S27°01'W, 55.00 feet; thence S84°58'W, 149.50 feet; thence S50°00'E, 35.03 feet to the point of beginning. Said parcel contains 9,330 square feet or 0.228 acres.

PHASE XIV PARCEL 2 Description:
A parcel of land located in the NE1/4, S1/4, Section 2, T12N, R12E, Range 12 of Pacific, Columbia County, Wisconsin, bounded by the following described lines: beginning at the northeast corner of PHASE XIII, Parcel 2, Saddle Ridge Condominium; thence S27°01'W, 55.00 feet; thence S84°58'W, 149.50 feet; thence S50°00'E, 35.03 feet to the point of beginning. Said parcel contains 29,400 square feet or 0.680 acres.

PHASE XIV PARCEL 3 Description:
A parcel of land located in the SE1/4, Section 1, T12N, R12E, Range 12 of Pacific, Columbia County, Wisconsin, bounded by the following described lines: beginning at the northeast corner of Phase XII, Parcel 2, Saddle Ridge Condominium; thence S40°00'E, 60.00 feet; thence S42°37'W, 290.58 feet; thence westerly on a curve to the right, radius 410.00 feet, central angle 19.00 degrees to the left; thence S27°01'W, 55.00 feet; thence S84°58'W, 149.50 feet; thence S50°00'E, 35.03 feet to the point of beginning. Said parcel contains 16,720 square feet or 0.386 acres.

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING	DISTANCE
A	10°50'	716.00'	135.28'	83°20'17"W	173.14'	
B	3°40'45"	716.00'	16.87'	50°32'48"W	16.87'	
C	1°35'	410.00'	10.87'	50°32'48"W	10.87'	

0 = Round 3/4" round from F&E.

I, Kenneth C. Carlson, registered land surveyor, hereby certify that I have surveyed the above described land and buildings and that the same have been surveyed in accordance with the laws of the State of Wisconsin and that the location of the buildings and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

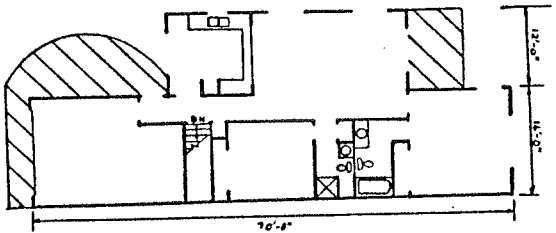
An agreement has been signed by Kenneth Carlson and Carl Korte to exclude certain requirements of Act 19, Wisconsin Administrative Code, Chapter Trans 102, from the requirements of the plat of the parcel described herein.

1

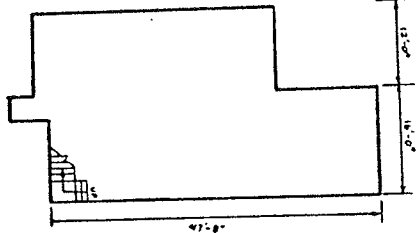
2

3

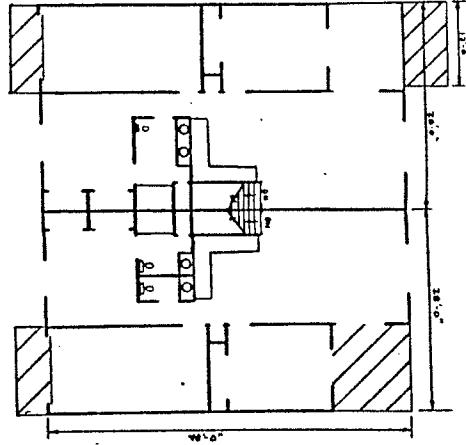
SADDLE RIDGE
COLUMBIA COUNTY



UNIT 891
FIRST FLOOR PLAN

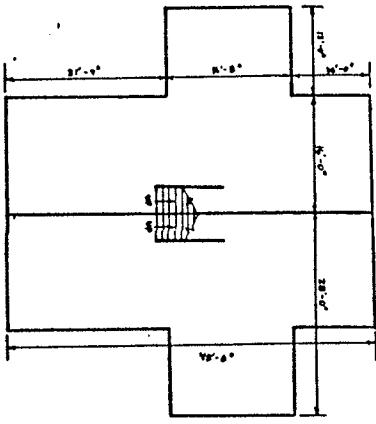


UNIT 891
BASEMENT FLOOR PLAN



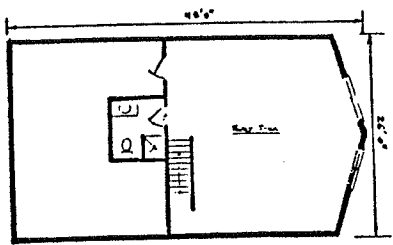
UNIT 1126
FIRST FLOOR PLAN

UNIT 1126
FIRST FLOOR PLAN

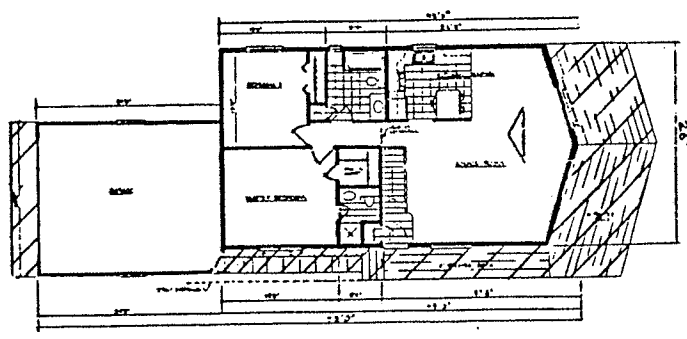


UNIT 1128
BASEMENT FLOOR PLAN


UNIT 1126
BASEMENT FLOOR PLAN



UNIT 1122
BASEMENT FLOOR PLAN



UNIT 1122
FIRST FLOOR PLAN

 = Limited Common Area

I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each existing building and of the building or buildings and walls located and described or to be erected.

