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

THIS TWELFTH SUPPLEMENT AND AMENDMENT is made this 22nd day of February, 1989, 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 XVIII 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 XVIII 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 XVIII 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 XVIII 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 XVIII Description:

A parcel of land located in the SW 1/4- NW 1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of AMENDED PHASE XI, PARCEL 1, Saddle Ridge Condominium; thence N85° 56'W, 272.92 feet; thence N3° 00'E, 121.00 feet; thence S86° 57'E, 333.87 feet; thence S21° 00'W, 132.69 feet to point of beginning. Said parcel contains 38,790 square feet or 0.890 acres.

PHASE XVIII 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 northeast corner of PHASE XIV, PARCEL 3, Saddle Ridge Condominium; thence S60° 00'E, 35.00 feet; thence S37° 13'W, 290.57 feet; thence northwesterly on a curve to the right, radius 410.00 feet; whose chord bears N55° 39'W, 62.19 feet; thence N42° 37'E, 290.58 feet to point of beginning. Said parcel contains 14,030 square feet or 0.322 acres.

4. Effect of Annexation and Amendment.

Phase XVIII is annexed to SADDLE RIDGE, adding three (3) units to the Condominium. As of the effective date hereof, SADDLE RIDGE comprises a total of Fifty-one (51) main buildings containing a total of one hundred eight (108) 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 XVIII Condominium Plat thereto, including floor plans for Units 794, 795 and 1120.

6. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of three (3) 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

Unit No.	Percentage of Ownership	Unit No.	Percentage Ownership
780	.75	790	.78
781	.75	791	.78
782	.77	792	.78
783	.77	793	.78
784	.88	794	.78
785	.88	795	.78
786	.77	800	.92
787	.77	801	.92
788	.77	802	.92
789	.77	803	.92

810	1.02	904	.42
811	1.02	905	.52
812	1.02	906	.52
813	1.02	907	.72
814	1.02	920	.72
815	1.02	943	.92
816	1.02	944	.92
817	1.02	945	.92
818	1.02	946	.92
819	1.02	947	.92
820	1.02	948	.92
821	1.02	949	.92
822	1.02	950	.92
823	1.02	1047	1.19
824	1.02	1048	1.19
825	1.02	1049	1.19
826	1.02	1050	1.19
827	1.02	1051	1.19
828	1.02	1052	1.19
829	1.02	1053	1.19
830	1.02	1054	1.19
831	1.02	1055	1.19
832	1.02	1056	1.19
833	1.02	1057	1.19
834	1.02	1058	1.19
835	1.02	1059	1.25
836	1.02	1060	1.25
837	1.02	1061	1.25
838	1.02	1062	1.25
839	1.02	1114	.79
840	1.02	1116	1
841	1.02	1120	.79
842	1.02	1122	.79
843	1.02	1124	.75
844	1.02	1126	.64
845	1.02	1128	.68
890	.99	1130	.75
891	.77	1132	.75
892	.74		
893	1.03		
894	.97		
895	.72		
896	.75		
897	.75		
898	.89		
899	.71		
900	.62		
901	.62		
902	.62		
903	.42		

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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 1/108th of the common expenses and credited with 1/108th 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 Tadwil, Limited, as of the date first set forth above.

WAJBAC AND TADWIL, LIMITED

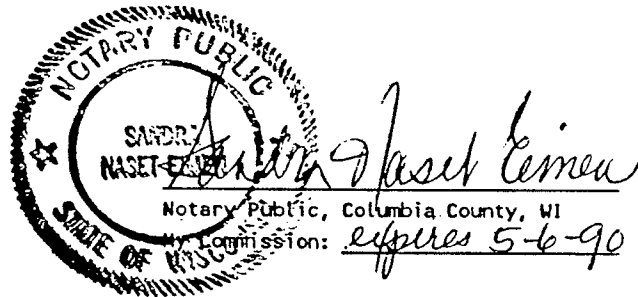
By:   
Ann Kirk, Vice President

By:   
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN )  
                                  ) ss  
COLUMBIA COUNTY    )

Personally appeared before me this 22<sup>nd</sup> day of February, 1989, the above named Ann Kirk and Robert C. Arians, to me known to be the Vice President and Secretary of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed the same as the act and deed of said corporation.



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

STATE OF WISCONSIN } SS  
 COLUMBIA COUNTY }  
 RECEIVED FOR RECORD

MAR 10 1989

*Penny Judd*  
 Reg. of Deeds at 4:00 P M  
 CCTC

AMENDMENT TO CONDOMINIUM PLAY OF  
SADDLE RIDGE  
COLUMBIA COUNTY

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

PHASE XVIII

PHASE XVIII PARCEL 1 Description:

A parcel of land located in the SW1/4 NW1/4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of AMERGED PHASE II, PARCEL 1, Saddle Ridge Condominium; thence N85°56'14" E, 272.92 feet; thence N3°00'00" E, 121.00 feet; thence S86°57'14" E, 333.87 feet; thence S21°00'14" E, 132.89 feet to point of beginning. Said parcel contains 36,790 square feet or 0.830 acres.

PHASE XVIII PARCEL 2 Description:

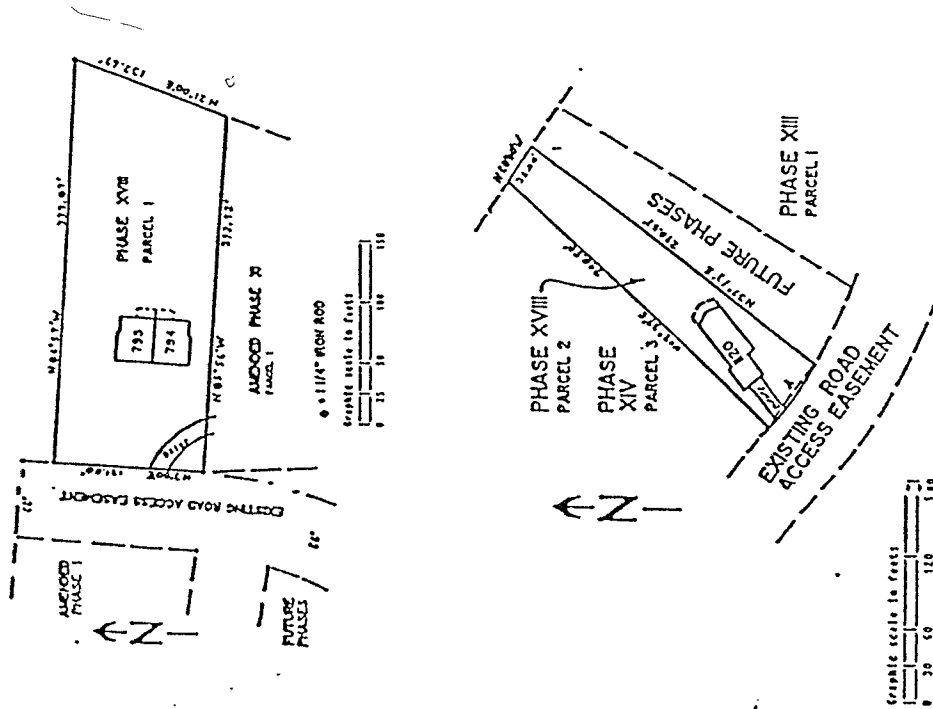
A parcel of land located in Government Lot 4, Section 1, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of PHASE II, PARCEL 3, Saddle Ridge Condominium; thence S80°00'00" E, 35.00 feet; thence S17°13'14" V, 290.57 feet; thence northwards on a curve to the right, Radius 410.00 feet; whose chord bears N55°39'14" E, 82.19 feet; thence N42°37'14" E, 290.58 feet to point of beginning. Said parcel contains 14,030 square feet or 0.322 acres.

CURVE AT DELTA: 8°42', RADIUS: 410.00 feet, ARCS: 62.25 feet.  
CHORD: N55°39'14" E, 82.19 feet

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building 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 Best to exclude certain requirements of A-C 7, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

Condominium Plat  
Saddle Ridge  
PHASE XVIII  
Page 1 of 2 Pages



1

2

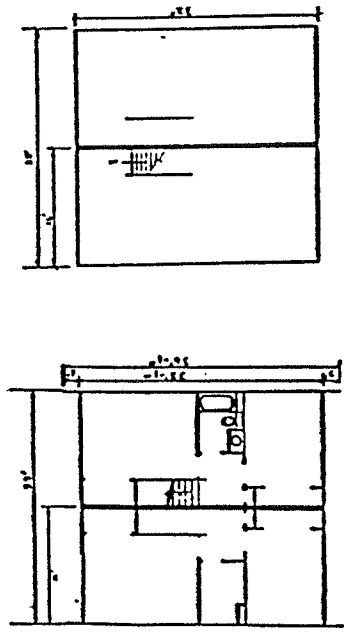
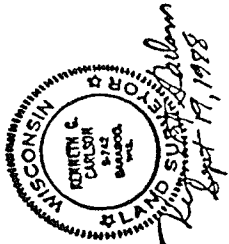
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AMENDMENT TO CONDOMINIUM PLAT OF  
**SADDLE RIDGE**  
 COLUMBIA COUNTY

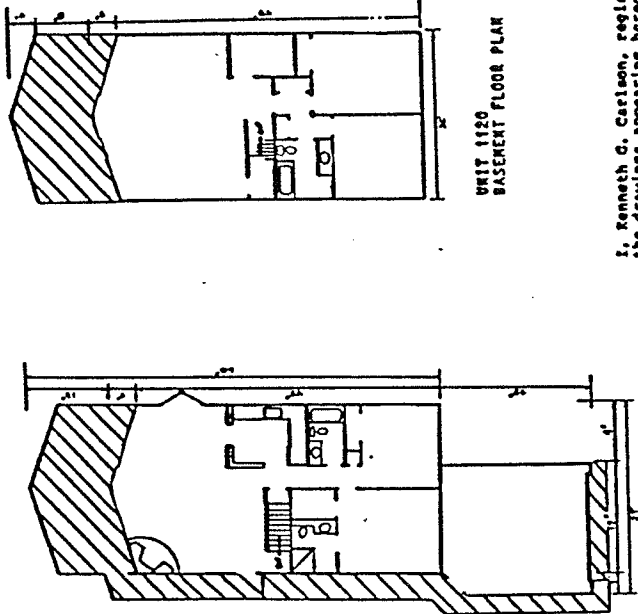
THIS SURVEY DESCRIBES THE LAND  
 AND BUILDINGS SUBJECT TO THE  
 CONDOMINIUM DECLARATION FOR  
 SADDLE RIDGE

PHASE XVIII



UNIT 794  
 SECOND FLOOR PLAN

UNIT 794  
 BASEMENT FLOOR PLAN



UNIT 1120  
 BASEMENT FLOOR PLAN

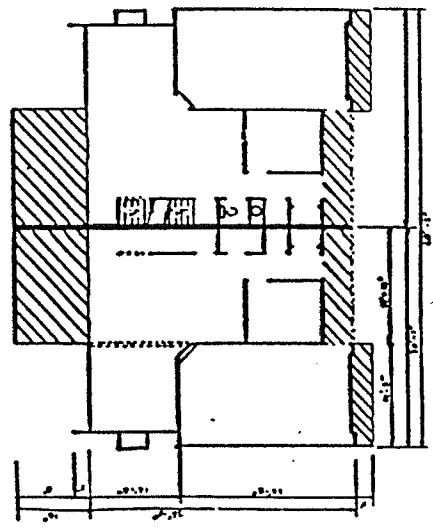
UNIT 1120  
 FIRST FLOOR PLAN



= 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 building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Condominium Plat  
 Saddle Ridge  
 SUBCR 18111



UNIT 795  
 FIRST FLOOR PLAN

UNIT 795  
 BASEMENT FLOOR PLAN

C

E

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