

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

THIS THIRTEENTH SUPPLEMENT AND AMENDMENT is made this 30th day of August, 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 XIX 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 XIX 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 XIX 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 XIX 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 XIX Description:

A parcel of land located in the NE 1/4 - SE 1/4, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Commencing at the most northerly corner of PHASE XIII, PARCEL 2, Saddle Ridge Condominium; thence N12°00'E, 125.00 feet to point of beginning; thence N12°00'E, 45.00 feet; thence S84°27'E, 245.96 feet; thence S17°26'W, 80.00 feet; thence N76°18'W, 236.93 feet to point of beginning. Said parcel contains 14,960 square feet or 0.343 acres.

PHASE XIX 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 XIII, PARCEL 1, Saddle Ridge Condominium; thence S31°43'W, 282.41 feet; thence northwesterly on a curve to the right, radius 410.00 feet, whose chord bears N64°54'W, 70.06 feet; thence N37°13'E, 290.57 feet; thence S60°00'E, 41.79 feet to point of beginning; said parcel contains 15,920 square feet or 0.366 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 and State Highway 33, as described and shown in prior Supplements to the Condominium Plat.

4. Effect of Annexation and Amendment.

Phase XIX is annexed to SADDLE RIDGE, adding two (2) units to the Condominium. As of the effective date hereof, SADDLE RIDGE comprises a total of Fifty-three (53) main buildings containing a total of one hundred ten (110) 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 XIX Condominium Plat thereto, including floor plans for Units 886 and 1118.

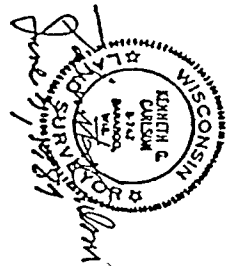
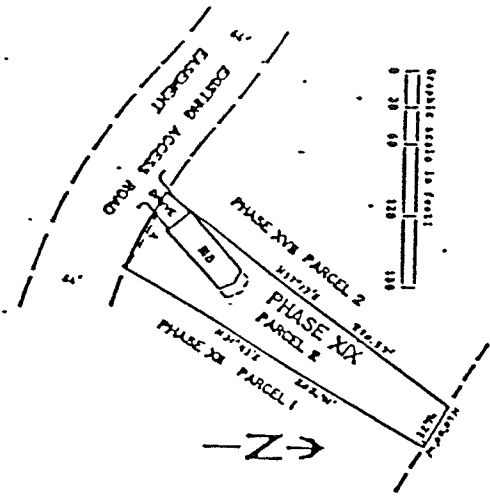
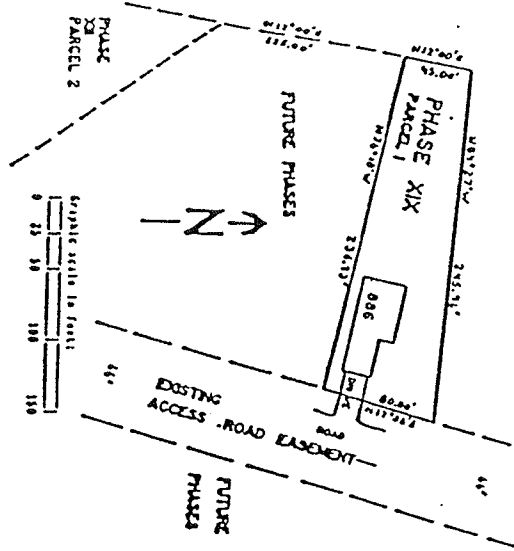
6. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of two (2) additional residential unit 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	0.74	845	1.01
781	0.74	886	0.74
782	0.76	890	0.97
783	0.76	891	0.76
784	0.86	892	0.73
785	0.86	893	1.02

786	0.76	894	0.95
787	0.76	895	0.71
788	0.76	896	0.74
789	0.76	897	0.74
790	0.77	898	0.88
791	0.77	899	0.69
792	0.77	900	0.61
793	0.77	901	0.61
794	0.77	902	0.61
795	0.77	903	0.42
800	0.91	904	0.42
801	0.91	905	0.51
802	0.91	906	0.51
803	0.91	907	0.71
810	1.01	920	0.71
811	1.01	943	0.91
812	1.01	944	0.91
813	1.01	945	0.91
814	1.01	946	0.91
815	1.01	947	0.91
816	1.01	948	0.91
817	1.01	949	0.91
818	1.01	950	0.91
819	1.01	1047	1.17
820	1.01	1048	1.17
821	1.01	1049	1.17
822	1.01	1050	1.17
823	1.01	1051	1.17
824	1.01	1052	1.17
825	1.01	1053	1.17
826	1.01	1054	1.17
827	1.01	1055	1.17
828	1.01	1056	1.17
829	1.01	1057	1.17
830	1.01	1058	1.17
831	1.01	1059	1.23
832	1.01	1060	1.23
833	1.01	1061	1.23
834	1.01	1062	1.23
835	1.01	1114	0.78
836	1.01	1116	0.98
837	1.01	1118	0.64
838	1.01	1120	0.78
839	1.01	1122	0.78
840	1.01	1124	0.74
841	1.01	1126	0.63
842	1.01	1128	0.67
843	1.01	1130	0.74
844	1.01	1132	0.74



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 XIX

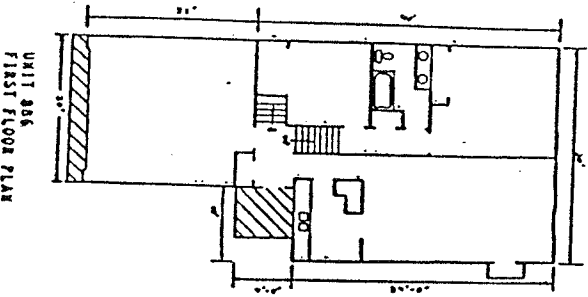
PHASE XIX PARCEL 1 Description:
A parcel of land located in the NE1/4-SE1/4, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northeast corner of Phase XIII, Parcel 2, Saddle Ridge Condominium; thence N12°00'E, 125.00 feet to point of beginning; thence N12°00'E, 45.00 feet; thence S84°22'E, 245.35 feet; thence S17°25'W, 80.00 feet; thence N76°18'W, 228.33 feet to point of beginning. Said parcel contains 14,350 square feet or 0.323 acres.

PHASE XIX 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 XIII, Parcel 1, Saddle Ridge Condominium; thence S31°43'W, 282.41 feet; thence northwesterly on a curve to the right; radius 410.00 feet, whose chord bears N66°34'W, 70.06 feet; thence N37°13'E, 250.57 feet; thence S80°00'E, 41.79 feet to point of beginning; said parcel contains 15,320 square feet or 0.356 acres.

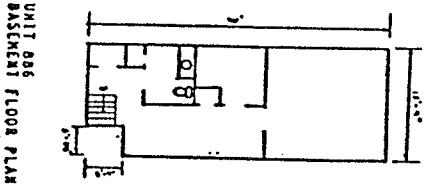
CURVE: AT DELTA 9°48', RADIUS 410.00 feet, ARC 70.15 feet,
CHORD 282°34'W, 70.06 feet

I, Kenneth C. 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 driveway 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 Bert to exclude certain requirements of Act 7, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

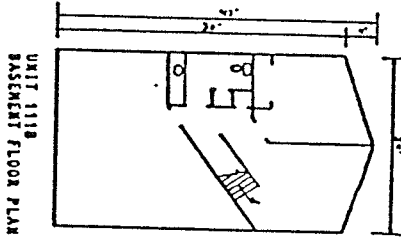




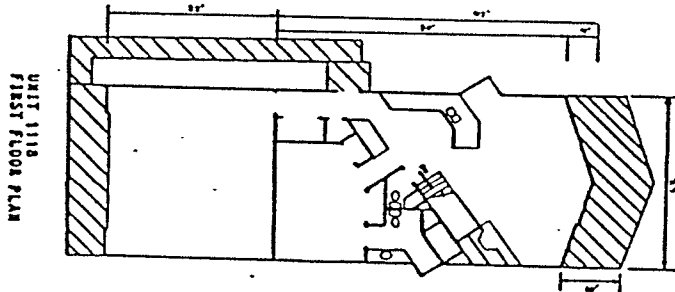
UNIT 886
FIRST FLOOR PLAN



UNIT 886
BASEMENT FLOOR PLAN



UNIT 1118
BASEMENT FLOOR PLAN



UNIT 1118
FIRST FLOOR PLAN

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 XIX

I, Kenneth C. 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.



• Limited Common Area



1

2

3