

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

THIS FOURTEENTH SUPPLEMENT AND AMENDMENT is made this 25th day of October, 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 XX 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 XX 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 XX 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 XX 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 XX 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: Beginning at the southeast corner of PHASE XIX, PARCEL 1, Saddle Ridge Condominium, thence S17°26'W, 90.00 feet; thence N55°04'W, 247.90 feet; thence S76°18'E, 236.93 feet to point of beginning. Said parcel contains 10,640 square feet or 0.244 acres.

PHASE XX 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 most northerly corner of PHASE XV, Saddle Ridge Condominium; thence S60°30'W, 119.66 feet; thence S22°40'W, 181.79 feet; thence westerly on a curve to the left, radius 716.00 feet, whose chord bears N78°22'W, 184.59 feet; thence N36°00'W, 234.15 feet; thence EAST, 217.37 feet to the point of beginning. Said parcel contains 36,910 square feet or 0.847 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 XX 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-six (56) main buildings containing a total of one hundred thirteen (113) 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 XX Condominium Plat thereto, including floor plans for Units 887, 1134 and 1136.

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

<u>Unit No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Percentage of Ownership</u>
780	0.72	887	0.77
781	0.72	890	0.95
782	0.74	891	0.75
783	0.74	892	0.71
784	0.84	893	0.99

785	0.84	894	0.93
786	0.74	895	0.69
787	0.74	896	0.73
788	0.74	897	0.73
789	0.74	898	0.86
790	0.75	899	0.68
791	0.75	900	0.6
792	0.75	901	0.6
793	0.75	902	0.6
794	0.75	903	0.41
795	0.75	904	0.41
800	0.89	905	0.5
801	0.89	906	0.5
802	0.89	907	0.73
803	0.89	920	0.69
810	0.98	943	0.89
811	0.98	944	0.89
812	0.98	945	0.89
813	0.98	946	0.89
814	0.98	947	0.89
815	0.98	948	0.89
816	0.98	949	0.89
817	0.98	950	0.89
818	0.98	1047	1.14
819	0.98	1048	1.14
820	0.98	1049	1.14
821	0.98	1050	1.14
822	0.98	1051	1.14
823	0.98	1052	1.14
824	0.98	1053	1.14
825	0.98	1054	1.14
826	0.98	1055	1.14
827	0.98	1056	1.14
828	0.98	1057	1.14
829	0.98	1058	1.14
830	0.98	1059	1.21
831	0.98	1060	1.21
832	0.98	1061	1.21
833	0.98	1062	1.21
834	0.98	1114	0.76
835	0.98	1116	0.96
836	0.98	1118	0.62
837	0.98	1120	0.76
838	0.98	1122	0.76
839	0.98	1124	0.73
840	0.98	1126	0.61
841	0.98	1128	0.65
842	0.98	1130	0.73
843	0.98	1132	0.73
844	0.98	1134	0.76
845	0.98	1136	0.73
886	0.73		

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 1/113th of the common expenses and credited with 1/113th 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: Carl J. Berst
Carl J. Berst, President

By: Robert C. Arians
Robert C. Arians, Secretary

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

OCT 26 1989

Penny Judd
Reg. of Deeds at 9:55 A M
CCCL

NOTARIZATION

STATE OF WISCONSIN)
) ss
COLUMBIA COUNTY)

Personally appeared before me this 25th day of October, 1989, the above named Carl J. Berst and Robert C. Arians, to me known to be the President and 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.

James P. Fiala
Notary Public, Columbia County, WI
My Commission: 11/12/89

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

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 XX

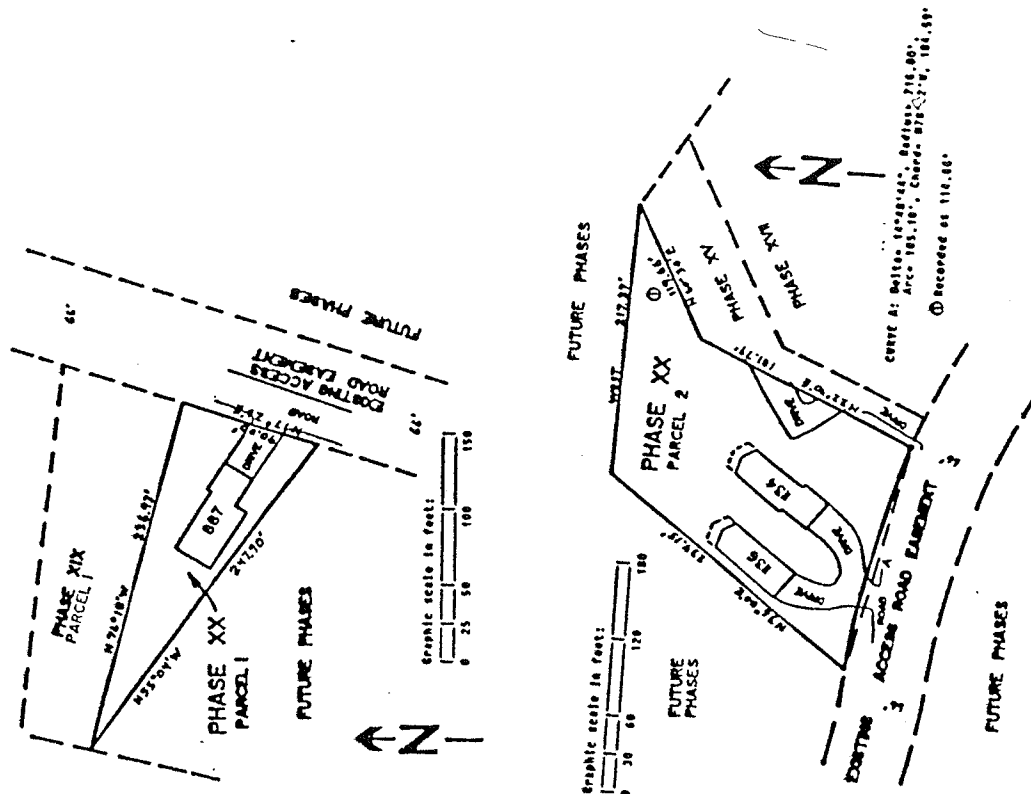
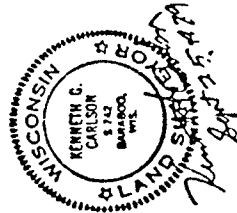
PHASE XX PARCEL 1 Description:
 A parcel of land located in the NE1/4-SE1/4, Section 2, T12N, R9E,
 Town of Pacific, Columbia County, Wisconsin bounded by the
 following described line: Beginning at the southeast corner
 of PHASE XIX, PARCEL 1, Saddle Ridge Condominium, thence
 S17°26'W, 90.00 feet; thence N55°04'W, 247.90 feet; thence
 S76°18'E, 236.93 feet to point of beginning. Said
 parcel contains 10,640 square feet or 0.244 acres.

PHASE XX 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 most northerly
 corner of PHASE XX, PARCEL 1, Saddle Ridge Condominium, thence
 S119°56'W, 119.56 feet; thence S22°40'W, 181.79 feet; thence westerly on
 a curve to the left, radius 716.00 feet, whose chord bears
 N78°22'W, 184.59 feet; thence N36°00'W, 234.15 feet; thence
 EAST, 217.37 feet to point of beginning.
 Said parcel contains 36,910 square feet or 0.847 acres.

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-E 7, Wisconsin Administrative Code, namely
 setting monuments at the corners of the parcel
 described.

Condominium Plat
 Saddle Ridge
 PHASE XX
 Page 1 of 2 Pages

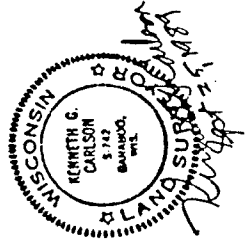


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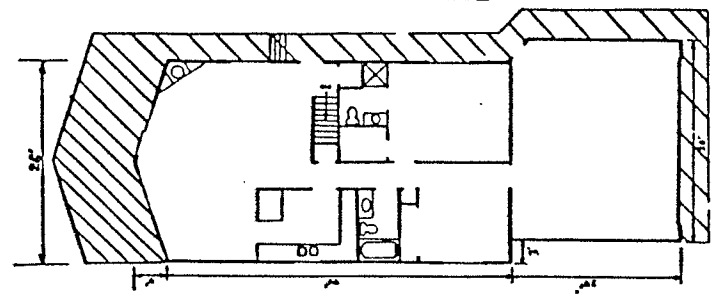
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SADDLE RIDGE
COLUMBIA COUNTY

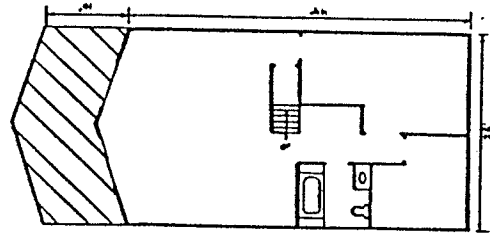


I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

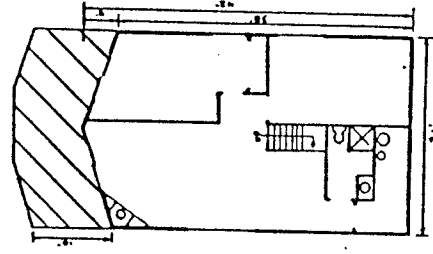
1134 FIRST FLOOR PLAN



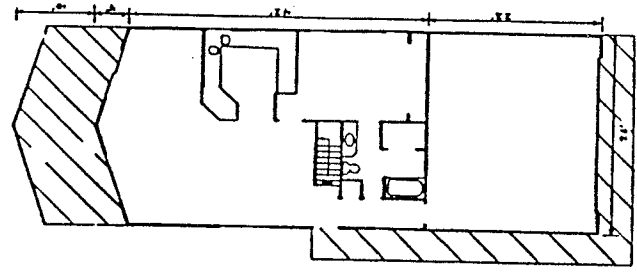
1134 BASEMENT PLAN



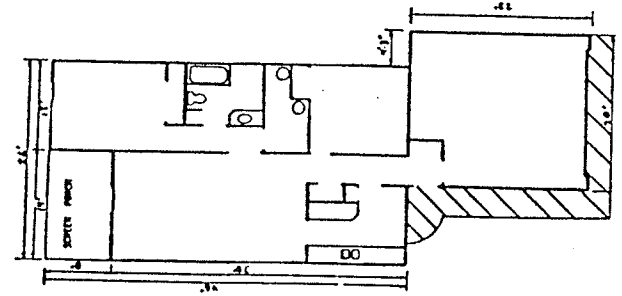
1136 BASEMENT PLAN



1136 FIRST FLOOR PLAN



867 FIRST FLOOR PLAN



• Limited Common Area

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2

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