

**FIFTEENTH SUPPLEMENT
AND
AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE
Phase XXI**

THIS FOURTEENTH SUPPLEMENT AND AMENDMENT is made this 8th day of February, 1990, 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 XXI 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 XXI 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 XXI 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 XXI 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 XXI Parcel 1 Description:

A parcel of land located in 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 most easterly corner of SECOND AMENDMENT TO PHASE XI, Parcel 2, Saddle Ridge Condominium; thence N27°10'W, 260.00 feet; thence N62°50'E, 94.94 feet; thence S2°00'E, 130.66 feet; thence Southerly on a curve to the left, radius 421.00 feet, whose chord bears S11°38'E, 147.14 feet to point of beginning.

Said parcel contains 10,100 square feet or 0.232 acres

PHASE XXI PARCEL 2 Description:

A parcel of land located in NE 1/4-SE 1/4, Section 2 and 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 PHASE XX, PARCEL 2, Saddle Ridge Condominium; thence N81°07'W, 161.87 feet; thence S32°29'W, 209.55 feet to point of beginning; thence north-westerly on a curve to the right, radius 355.00 feet, whose chord bears N32°17'30"W. 362.75 feet; thence N2°00'W, 130.99 feet; thence N88°00'E, 100.00 feet; thence S2°00'E, 125.00 feet; thence S80°22'E, 228.24 feet; thence S10°18'20"W, 40.00 feet; thence S69°23'W, 190.07 feet; thence S17°30'E, 179.99 feet to point of beginning.

Said parcel contains 59,520 square feet or 1.366 acres.

PHASE XXI 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: Commencing at the northwest corner of PHASE XX, PARCEL 2, Saddle Ridge Condominium; thence N81°07'W, 80.00 feet to point of beginning; thence S36°00'W, 231.49 feet; thence westerly on a curve to the right, radius 355.00 feet, whose chord bears N68°01'W, 61.88 feet; thence N32°29'E, 209.55 feet; thence S81°07'E, 81.87 feet to point of beginning.

Said parcel contains 14,860 square feet or 0.341 acres.

PHASE XXI PARCEL 4 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 PHASE VI, Saddle Ridge Condominium; thence N69°59'E, 72.93 feet (recorded as N41°35'E, 80.00 feet), to point of beginning; thence northeasterly on a curve to the left, radius 360.00 feet; whose chord bears N57°47'50"E, 79.95 feet; thence S24°49'E, 70.33 feet; thence S54°37'W, 89.34 feet; thence N23°00'W, 76.20 feet to point of beginning. Said parcel contains 6,010 square feet or 0.138 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 XXI 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-nine (59) main buildings containing a total of one hundred sixteen (116) 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 XXI Condominium Plat thereto, including floor plans for Units 1140, 1146 and 1148.

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	0.71	828	0.96
781	0.71	829	0.96
782	0.72	830	0.96
783	0.72	831	0.96
784	0.82	832	0.96
785	0.82	833	0.96
786	0.72	834	0.96
787	0.72	835	0.96
788	0.72	836	0.96
789	0.72	837	0.96
790	0.73	838	0.96
791	0.73	839	0.96
792	0.73	840	0.96
793	0.73	841	0.96
794	0.73	842	0.96
795	0.73	843	0.96
800	0.87	844	0.96
801	0.87	845	0.96
802	0.87	886	0.71
803	0.87	887	0.76
810	0.96	890	0.93
811	0.96	891	0.73
812	0.96	892	0.69
813	0.96	893	0.97
814	0.96	894	0.91
815	0.96	895	0.67
816	0.96	896	0.71
817	0.96	897	0.71
818	0.96	898	0.84
819	0.96	899	0.66
820	0.96	900	0.58
821	0.96	901	0.58
822	0.96	902	0.58
823	0.96	903	0.4
824	0.96	904	0.4
825	0.96	905	0.49
826	0.96	906	0.49
827	0.96	907	0.71

920	0.67	1058	1.11
943	0.87	1059	1.18
944	0.87	1060	1.18
945	0.87	1061	1.18
946	0.87	1062	1.18
947	0.87	1114	0.74
948	0.87	1116	0.94
949	0.87	1118	0.61
950	0.87	1120	0.74
1047	1.11	1122	0.74
1048	1.11	1124	0.71
1049	1.11	1126	0.6
1050	1.11	1128	0.64
1051	1.11	1130	0.71
1052	1.11	1132	0.71
1053	1.11	1134	0.74
1054	1.11	1136	0.71
1055	1.11	1140	0.84
1056	1.11	1146	0.71
1057	1.11	1148	0.9

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 1/116th of the common expenses and credited with 1/116th 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.

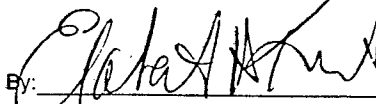
The voting rights of members in the Association as specified in Section 11.2 of the Declaration, providing for Class A and Class B membership and one vote for each unit sold by Declarant, are unchanged and unaffected by this Amendment and remain in full force and effect.


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: 
Elizabeth H. Kirk, Vice President

By: 
Robert C. Arians, Secretary-Treasurer

NOTARIZATION

STATE OF WISCONSIN)
) ss
COLUMBIA COUNTY)

Personally appeared before me this 8th day of February, 1990, the above named Elizabeth H. Kirk and Robert C. Arians, to me known to be the Vice President and Secretary-Treasurer 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, S.C.
619 Oak Street, Post Office Box 443
Baraboo, WI 53913-0443
by: Thomas C. Groeneweg

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
RECEIVED FOR RECORD

FEB 26 1990

Penny Judd

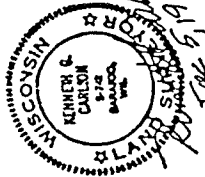
Reg. of Deeds at 3:00 P A

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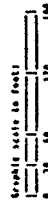
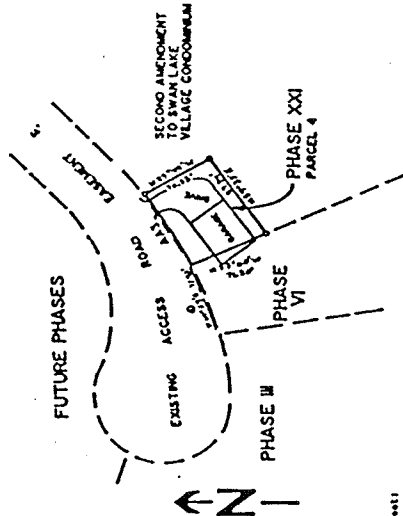
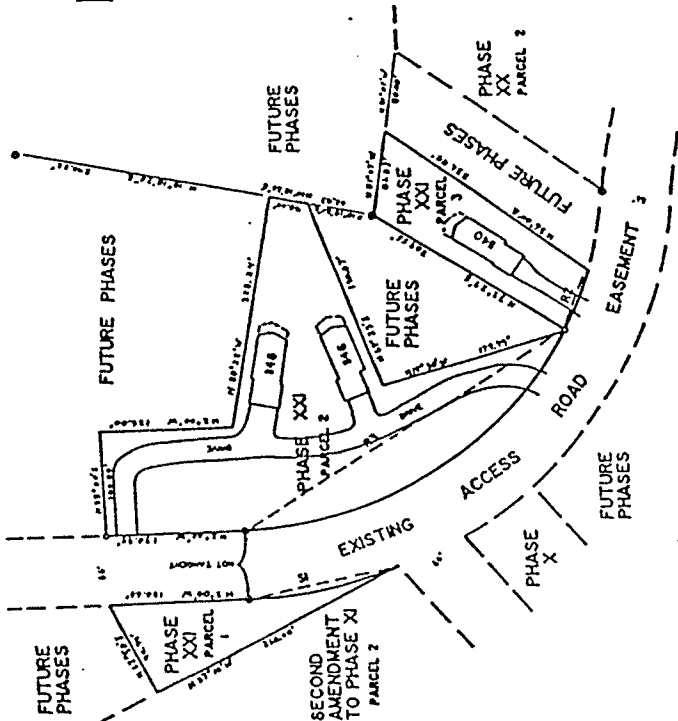


AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE
COLUMBIA COUNTY

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



CURVE	DELTA	RADIUS	ARC	GROUP	BEARING	GROUP	DISTANCE
1	105.94°	312.000	61.481	182-0911W	41.00'		
2	117.27°	212.000	38.171	132-17130W	312.135		
3	28.98°	421.000	117.141	111-2318W	117.141		
4	127.45°	318.000	66.111	137-27150E	79.155		



PHASE XXI PARCEL 1 Description: A parcel of land located in S1/2-S1/2, Section 2, T12N, R1E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Beginning at the west northerly corner of SECOND AMENDMENT TO PHASE XI, Parcel 2, Saddle Ridge Condominium, thence S27°18'W, 216.00 feet; thence S82°38'W, 11.30 feet; thence S1°00'W, 136.46 feet; thence S41°20'W, 117.15 feet to the point of beginning. Said parcel contains 0.222 acres.

PHASE XXI PARCEL 2 Description: A parcel of land located in S1/2-S1/2, Section 2 and Government Lot 4, Section 1, T12N, R1E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northeast corner of PHASE XXI, Parcel 2, Saddle Ridge Condominium, thence S82°38'W, 11.30 feet; thence S1°00'W, 136.46 feet; thence S41°20'W, 117.15 feet; thence S27°18'W, 216.00 feet; thence S82°38'W, 11.30 feet; thence S1°00'W, 136.46 feet; thence S41°20'W, 117.15 feet to the point of beginning. Said parcel contains 0.222 square feet of 0.222 acres.

PHASE XXI PARCEL 3 Description: A parcel of land located in S1/2-S1/2, Section 2 and Government Lot 4, Section 1, T12N, R1E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northeast corner of PHASE XXI, Parcel 2, Saddle Ridge Condominium, thence S82°38'W, 11.30 feet; thence S1°00'W, 136.46 feet; thence S41°20'W, 117.15 feet; thence S27°18'W, 216.00 feet; thence S82°38'W, 11.30 feet; thence S1°00'W, 136.46 feet; thence S41°20'W, 117.15 feet to the point of beginning. Said parcel contains 0.222 square feet of 0.222 acres.

PHASE XXI PARCEL 4 Description: A parcel of land located in S1/2-S1/2, Section 2 and Government Lot 4, Section 1, T12N, R1E, Town of Pacific, Columbia County, Wisconsin, bounded by the following described line: Commencing at the northeast corner of PHASE XXI, Parcel 2, Saddle Ridge Condominium, thence S82°38'W, 11.30 feet; thence S1°00'W, 136.46 feet; thence S41°20'W, 117.15 feet; thence S27°18'W, 216.00 feet; thence S82°38'W, 11.30 feet; thence S1°00'W, 136.46 feet; thence S41°20'W, 117.15 feet to the point of beginning. Said parcel contains 0.222 square feet of 0.222 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 Barik to exclude certain requirements of A-2.7, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

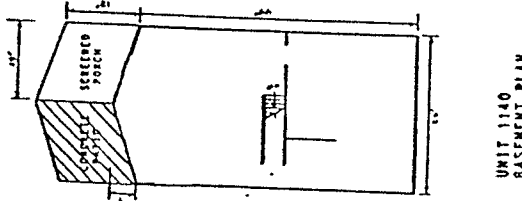
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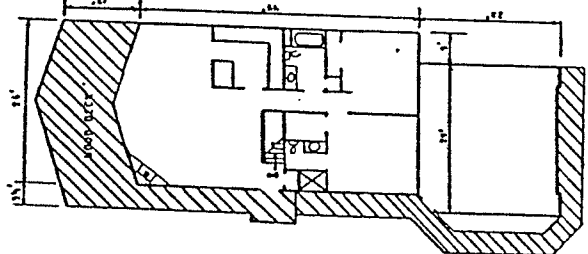
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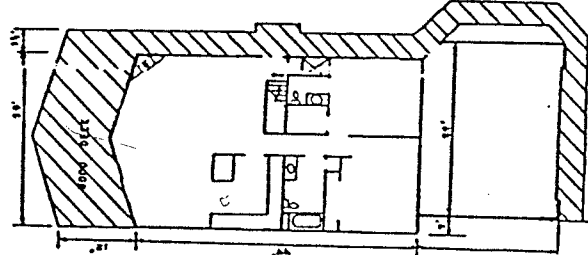
SADDLE RIDGE
COLUMBIA COUNTY



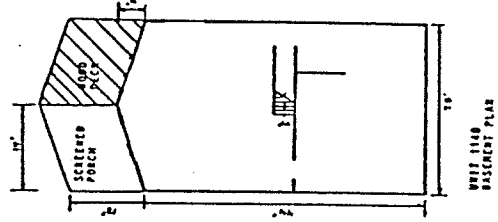
UNIT 1140
BASEMENT PLAN



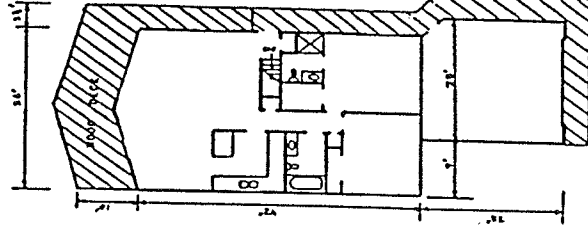
UNIT 1140
FIRST FLOOR PLAN



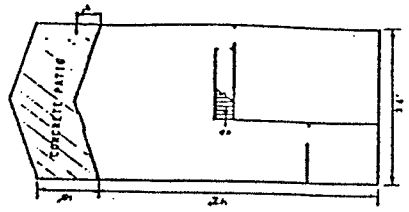
UNIT 1146
FIRST FLOOR PLAN



UNIT 1146
BASEMENT PLAN



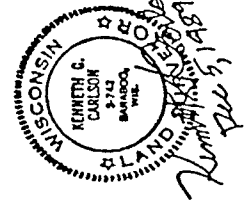
UNIT 1146
FIRST FLOOR PLAN



UNIT 1146
BASEMENT PLAN

• Limited Common Area
Condominium Plat
Saddle Ridge
PHASE XII
Page 2 of 2 pages

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 erected or to be erected.

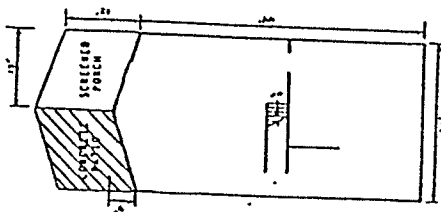


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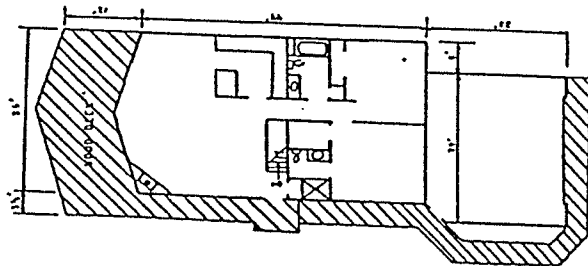
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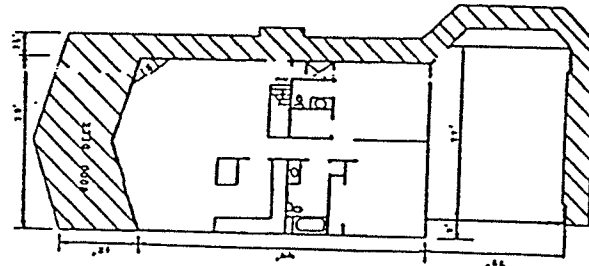
SADDLE RIDGE
COLUMBIA COUNTY



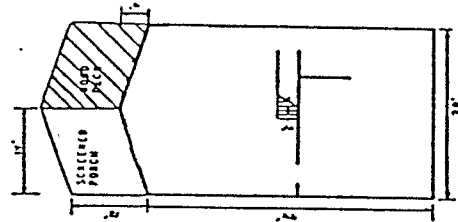
UNIT 1140
BASEMENT PLAN



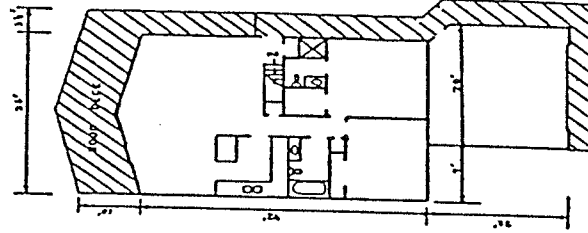
UNIT 1140
FIRST FLOOR PLAN



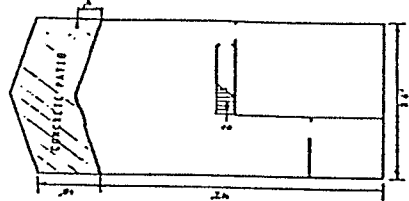
UNIT 1146
FIRST FLOOR PLAN



UNIT 1146
BASEMENT PLAN



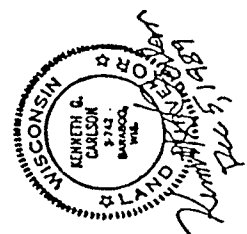
UNIT 1146
FIRST FLOOR PLAN



UNIT 1146
BASEMENT 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 erected or to be erected.



Condominium Plat
Saddle Ridge
PHASE XII
Page 2 of 2 pages

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