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

THIS SIXTEENTH SUPPLEMENT AND AMENDMENT is made this 27th day of April, 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 XXII 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 XXII 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 XXII 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 XXII 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:

STATE OF WISCONSIN } SS  
COLUMBIA COUNTY }  
RECEIVED FOR RECORD

APR 30 1990

*Penny Judd*

PHASE XXII 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 Southwest corner of PHASE XXI, PARCEL 3; thence N17°30'W along the east line of PHASE XXI, PARCEL 2, 129.99 feet; thence N70°48'E, 160.56 feet to the northwest corner of PHASE XXI, PARCEL 3; thence S32°29'W along the west line of PHASE XXI, PARCEL 3, 209.55 feet to point of beginning.

Said parcel contains 10,430 square feet or 0.239 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 XXII is annexed to SADDLE RIDGE, adding one (1) unit to the Condominium. As of the effective date hereof, SADDLE RIDGE comprises a total of Sixty (60) main buildings containing a total of one hundred seventeen (117) 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 XXII Condominium Plat thereto, including floor plans for Unit 1142.

6. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of one (1) 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	0.70	792	0.73
781	0.70	793	0.73
782	0.72	794	0.73
783	0.72	795	0.73
784	0.82	800	0.86
785	0.82	801	0.86
786	0.72	802	0.86
787	0.72	803	0.86
788	0.72	810	0.95
789	0.72	811	0.95
790	0.73	812	0.95
791	0.73	813	0.95

814	0.95	903	0.40
815	0.95	904	0.40
816	0.95	905	0.48
817	0.95	906	0.48
818	0.95	907	0.70
819	0.95	920	0.67
820	0.95	943	0.86
821	0.95	944	0.86
822	0.95	945	0.86
823	0.95	946	0.86
824	0.95	947	0.86
825	0.95	948	0.86
826	0.95	949	0.86
827	0.95	950	0.86
828	0.95	1047	1.11
829	0.95	1048	1.11
830	0.95	1049	1.11
831	0.95	1050	1.11
832	0.95	1051	1.11
833	0.95	1052	1.11
834	0.95	1053	1.11
835	0.95	1054	1.11
836	0.95	1055	1.11
837	0.95	1056	1.11
838	0.95	1057	1.11
839	0.95	1058	1.11
840	0.95	1059	1.17
841	0.95	1060	1.17
842	0.95	1061	1.17
843	0.95	1062	1.17
844	0.95	1114	0.74
845	0.95	1116	0.93
886	0.71	1118	0.60
887	0.75	1120	0.74
890	0.92	1122	0.74
891	0.72	1124	0.70
892	0.69	1126	0.59
893	0.96	1128	0.63
894	0.90	1130	0.70
895	0.67	1132	0.70
896	0.70	1134	0.74
897	0.70	1136	0.70
898	0.83	1140	0.83
899	0.66	1142	0.70
900	0.58	1146	0.70
901	0.58	1148	0.89
902	0.58		

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 1/117th of the common expenses and credited with 1/117th 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

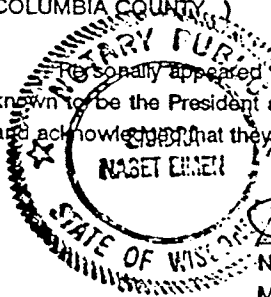
By: Carl J. Berst  
Carl J. Berst, President

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

NOTARIZATION

STATE OF WISCONSIN )  
 ) ss  
COLUMBIA COUNTY, )

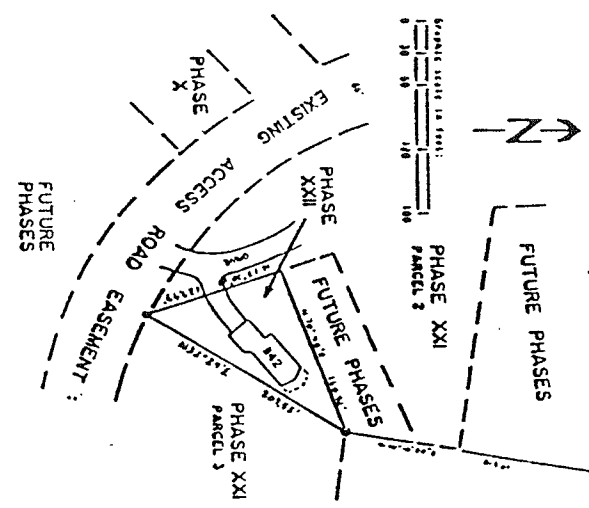
Personally appeared before me this 27th day of April, 1990, the above named Carl J. Berst and Robert C. Arians, to me known to be the President and Secretary-Treasurer of Wajbac and Tadwil, Limited, and who executed the foregoing instrument and acknowledged that they executed same as the act and deed of said corporation.



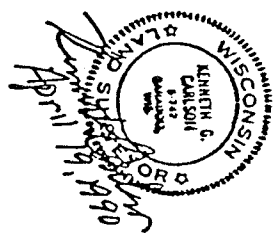
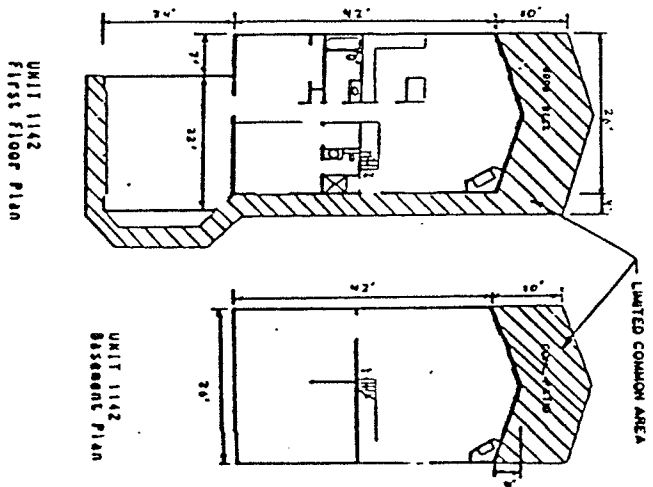
Sandra Hasser Linnert  
Notary Public, Columbia County, WI  
My Commission: Expires 5-6-90

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

○ = Found 3/4" round iron rod.  
● = Found 1 1/2" round iron rod.



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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 XXII

PHASE XII 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 southwest corner of PHASE XI, PARCEL 3; thence N17°30'W along the east line of PHASE XI, PARCEL 2, 129.99 feet; thence N70°48'E, 160.56 feet to the northwest corner of PHASE XII, PARCEL 3; thence S32°29'W along the west line of PHASE XII, PARCEL 3, 209.55 feet to point of beginning.  
 Said parcel contains 10,430 square feet or 0.239 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 in 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 Berat to exclude certain requirements of N-E 7, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.

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  
 Phase XII  
 Page 1 of 1 page

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