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TWENTY-FIRST SUPPLEMENT AND AMENDMENT TO CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR SADDLE RIDGE Phase XXVII

THIS TWENTY-FIRST SUPPLEMENT AND AMENDMENT is made this 24th day of August, 1992, 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 unit described as Phase XXVII 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 XXVII 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 XXVII 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 XXVII 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 XXVII Description:

A parcel of land located in NE1/4-SE1/4, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northwest corner of PHASE XIII, Parcel 2, Saddle Ridge Condominium; thence N12° 00'

E, 85.00 feet to southwest corner of PHASE XXIII, Parcel 2, Saddle Ridge Condominium; thence S 39° 44' E along south line of said PHASE XXIII, 260.93 feet to southeast corner of said PHASE XXIII; thence S 37° 01' W, 85.25 feet to southeast corner of said PHASE XIII; thence N 35° 39' W along north line of said PHASE XIII, 228.41 feet to point of beginning. Said parcel contains 18,000 square feet or 0.413 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 XXVII 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-eight (68) main buildings containing a total of one hundred twenty-eight (128) 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 XXVII Condominium Plat thereto, including floor plans for Unit 889.

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

Percentage of Ownership Interest Appurtenant to Units In Saddle Ridge Estates
 The Columns below represent Unit No. (i.e.780,etc.) and Percentage (i.e.0.66,etc.)

780	0.66	794	0.68	818	0.89
781	0.66	795	0.68	819	0.89
782	0.67	800	0.81	820	0.89
783	0.67	801	0.81	821	0.89
784	0.76	802	0.81	822	0.89
785	0.76	803	0.81	823	0.89
786	0.67	810	0.89	824	0.89
787	0.67	811	0.89	825	0.89
788	0.67	812	0.89	826	0.89
789	0.67	813	0.89	827	0.89
790	0.68	814	0.89	828	0.89
791	0.68	815	0.89	829	0.89
792	0.68	816	0.89	830	0.89
793	0.68	817	0.89	831	0.89

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832	0.89	1054	1.04
833	0.89	1055	1.04
834	0.89	1056	1.04
835	0.89	1057	1.04
836	0.89	1058	1.04
837	0.89	1059	1.09
838	0.89	1060	1.09
839	0.89	1061	1.09
840	0.89	1062	1.09
841	0.89	1063	0.55
842	0.89	1064	0.53
843	0.89	1065	0.53
844	0.89	1066	0.55
845	0.89	1114	0.69
886	0.66	1116	0.87
887	0.70	1118	0.56
888	0.69	1120	0.69
889	0.52	1122	0.69
890	0.86	1124	0.66
891	0.68	1126	0.56
892	0.64	1128	0.59
893	0.90	1130	0.66
894	0.85	1132	0.66
895	0.63	1134	0.69
896	0.66	1136	0.66
897	0.66	1138	0.66
898	0.78	1140	0.78
899	0.62	1142	0.66
900	0.54	1144	0.60
901	0.54	1146	0.66
902	0.54	1148	0.84
903	0.39	1150	0.69
904	0.39	1152	0.58
905	0.37		
906	0.37		
907	0.66		
908	0.69		
920	0.63		
943	0.81		
944	0.81		
945	0.81		
946	0.81		
947	0.81		
948	0.81		
949	0.81		
950	0.81		
1047	1.04		
1048	1.04		
1049	1.04		
1050	1.04		
1051	1.04		
1052	1.04		
1053	1.04		

6. 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.

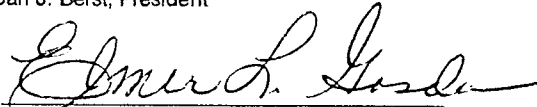
7. Effective Date.

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, President

By: 
Elmer L. Gosda, Secretary

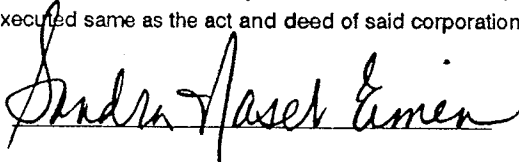
NOTARIZATION

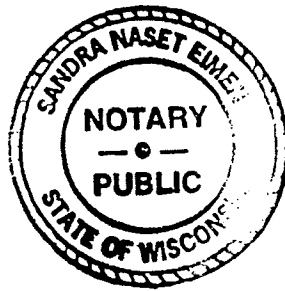
STATE OF WISCONSIN)

) ss

COLUMBIA COUNTY)

Personally appeared before me this 24th day of August, 1992, the above named Carl J. Berst and Elmer L. Gosda, 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.

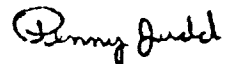

Notary Public, Columbia County, WI
My Commission: Expires 5-8-94



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

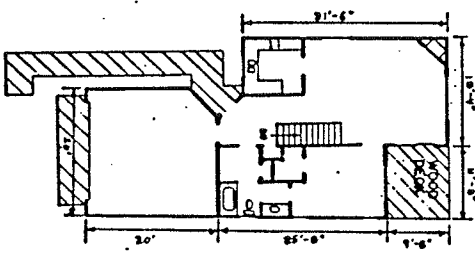
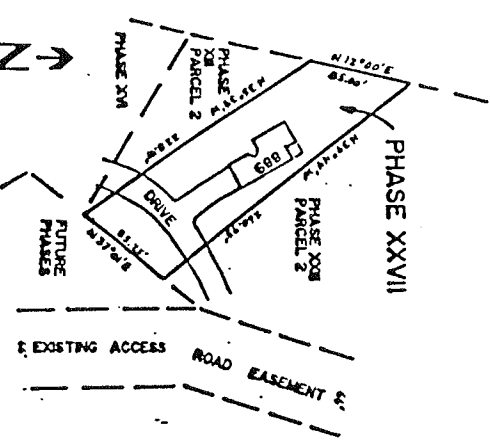
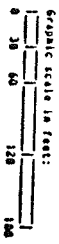
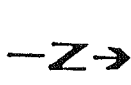
STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
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AUG 26 1992

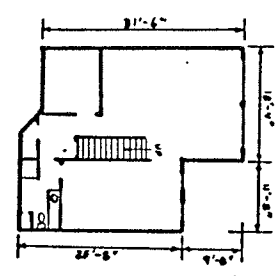

Reg. of Deeds at 4:00 P.M.

Return to: W&T
P.O. Box 609
Partage WI 53901 4

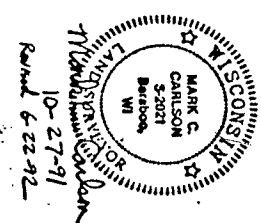
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UNIT 889
First Floor Plan



UNIT 889
Basement Floor Plan



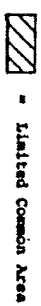
AMENDMENT TO CONDOMINIUM PLAT OF
SADDLE RIDGE
 COLUMBIA COUNTY
 THIS SURVEY DESCRIBES THE LAND
 AND BUILDINGS SUBJECT TO THE
 CONDOMINIUM DECLARATION FOR
 SADDLE RIDGE
PHASE XXVII

PHASE XXVIII Description:
 A parcel of land located in ME1-5E1/4, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line: Beginning at the northwest corner of PHASE XIII, Parcel 2, Saddle Ridge Condominium; thence N12°00'E, 85.00 feet to southeast corner of PHASE XXIII, Parcel 2, Saddle Ridge Condominium; thence S39°44'E along south line of said PHASE XIII, 299.79 feet to southeast corner of said PHASE XXIII; thence S37°01'W, 85.25 feet to southeast corner of said PHASE XIII; thence N35°39'W along north line of said PHASE XIII, 229.41 feet to point of beginning.
 Said parcel contains 18,000 square feet or 0.413 acres.

I, Mark 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 buildings 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 Mark Carlson and Carl Berris to exclude all requirements of A-E 7 of the Wisconsin Administrative Code except the preparation of a U.S. Public Land Survey monument record and a map of work performed.

I, Mark 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.





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STATE OF WISCONSIN } SS
COLUMBIA COUNTY }
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AFFIDAVIT OF CORRECTION

SEP 11 1992

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

Benny Judd
Reg. of Deeds at 11105A M

THOMAS C. GROENEWEG (hereinafter "Affiant"), being first duly sworn, on oath deposes and states that:

1. Affiant drafted a document entitled Twentieth Supplement And Amendment to Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Saddle Ridge Phase XXVI, which instrument was dated January 10, 1992 and recorded on January 10, 1992 with the Columbia County Register of Deeds in Volume 404 on Pages 641-644 as Document No. 498230, and did also draft a document entitled Twenty-First Supplement And Amendment To Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Saddle Ridge Phase XXVII, which instrument was dated August 24, 1992 and recorded on August 26, 1992 in Volume 422 on Pages 880-884 as Document No. 506530.

2. That in paragraph 6 of each of the above recorded instruments pertaining to the disclosure of ownership percentage interests, the clause "Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Condominium" was followed by the clause "Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates".

3. That the clause "Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Condominium" is correct and that the clause "Percentage of Ownership Interest Appurtenant to Units in Saddle Ridge Estates" was inadvertently and erroneously included in the document.

4. The percentage of ownership interests set forth in paragraph 6 of each of the above described recorded instruments pertain to units in Saddle Ridge and not Saddle Ridge Estates.

Thomas C. Groeneweg

Thomas C. Groeneweg

Subscribed and sworn to before me this 9th day of September, 1992.

Darryl D. Brennan

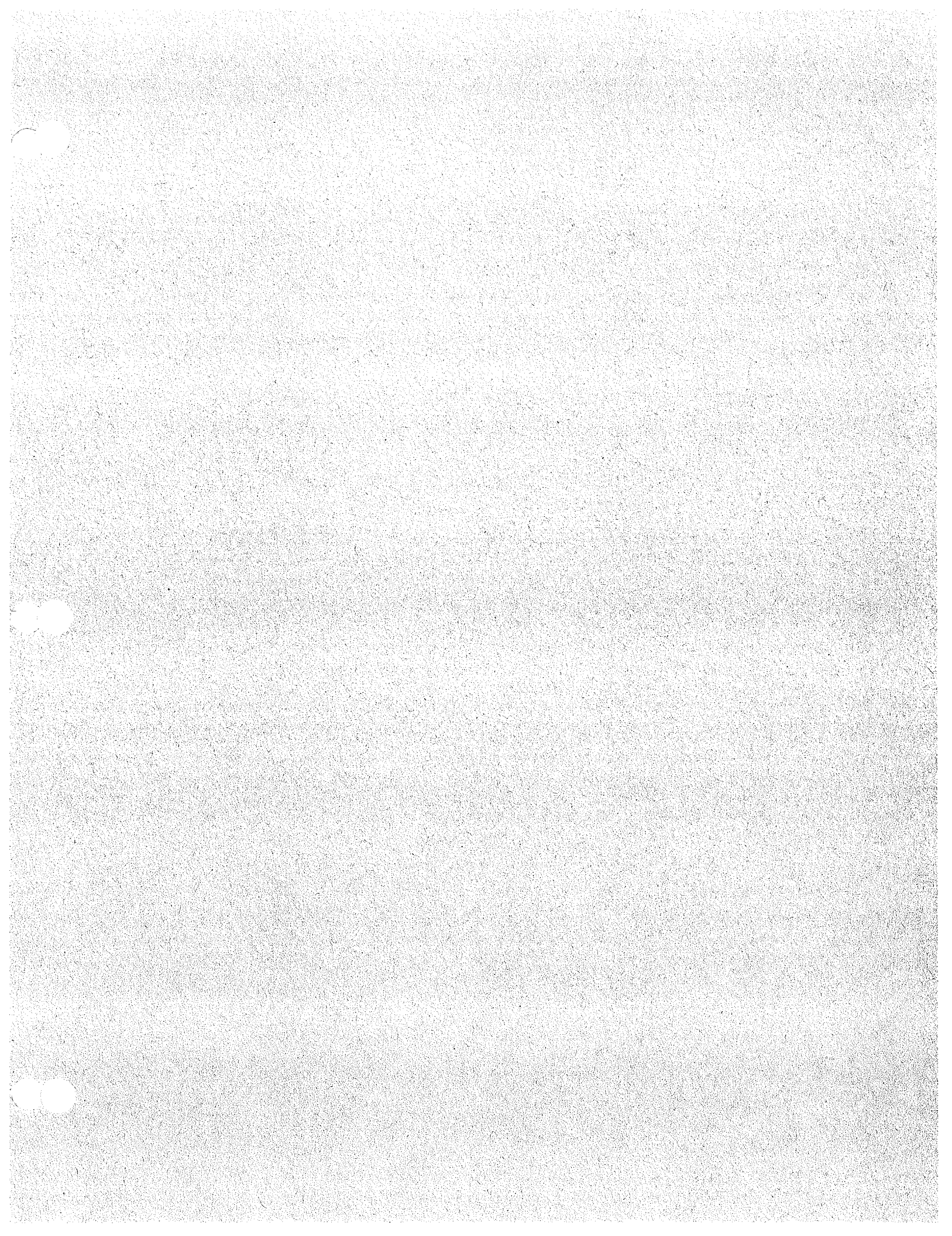
Notary Public, Sauk County, WI
My Commission: 1-24-93

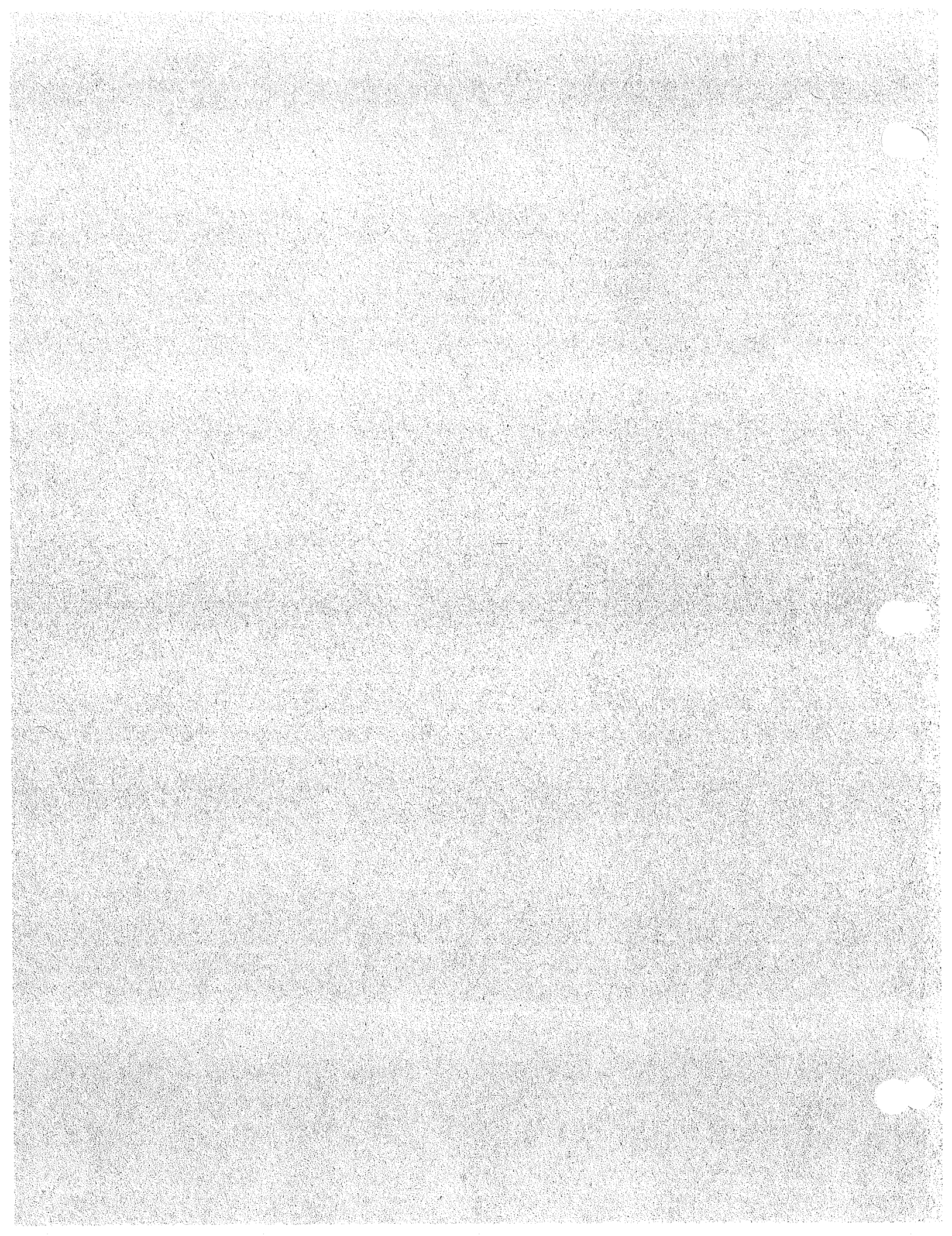
This Instrument Drafted by:
Attorney Thomas C. Groeneweg

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C

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SADDLE RIDGE ASSOCIATION LTD.

P.O. BOX 313
PORTAGE, WI 53901

ANNUAL BUDGET (1991-1992)

(Based on 119 units as of 10/1/91)

I. OPERATING BUDGET

		Annual	Monthly/ Unit
<u>A. Administrative Expenses</u>			
<u>CODE</u>			
#510	1. Office Supplies, Mailings, Printing	\$ 1,600.00	\$ 1.12
520	2. Accounting	2,000.00	1.40
521	3. Legal	3,500.00	2.45
530	4. Condo tax	500.00	.35
550	5. Miscellaneous (Holiday Decorations Meeting Room Fees, Flags, etc.)	<u>1,000.00</u>	<u>.70</u>
		\$ 8,600.00	\$ 6.02
<u>B. Operating Expenses</u>			
#610	1. Water	\$ 5,000.00	\$ 3.50
620	2. Septic	20,000.00	14.00
630	3. Electric	4,000.00	2.80
640	4. Refuse Collection	6,500.00	4.55
650	5. Property and Liability Insurance	<u>10,500.00</u>	<u>7.35</u>
		\$ 46,000.00	\$32.20
<u>C. Repair and Maintenance</u>			
#710	1. Snow Removal, Sanding	\$ 10,000.00	\$ 7.00
720	2. Ground Maintenance	22,000.00	15.40
730	3. Misc. Building Repair, Painting	16,500.00	11.55
740	4. Road Repairs, Driveways	<u>13,500.00</u>	<u>9.45</u>
		\$ 62,000.00	\$43.40
	TOTAL OPERATING BUDGET	\$116,600.00	

II. RESERVE FUND

#450	Long Term Reserves, Roofs, Roads	\$ 11,965.00	\$ 8.38
	Total Maintenance Fees	\$128,565.00	
	Monthly Maintenance Fee/Unit		<u>\$90.00</u>

