

STATE OF WISCONSIN  
COLUMBIA COUNTY

Received for record this 7th day of  
October A.D. 1983 at 2:45 P.M.

*Marian Robinson*

**THIRD SUPPLEMENT  
AND  
AMENDMENT  
TO  
CONDOMINIUM DECLARATION  
OF  
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR  
SADDLE RIDGE  
Phases VII and VIII**

.....  
THIS THIRD SUPPLEMENT AND AMENDMENT is made this 7th day of October, 1983, 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 Phases VII and VIII 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 the survey attached hereto as Pages 1 and 2 of the Phase VII and VIII Amendment to the Condominium Plat of SADDLE RIDGE, together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which are 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 as Phases VII and VIII in the Surveys attached hereto as Pages 1 and 2 of the Phase VII and VIII Amendment to the Condominium Plat, together with all buildings and improvements constructed or to be constructed thereon, are 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 building locations and floor plans attached hereto as a part of the said Amendment to the Condominium Plat, 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 VII Description:

A parcel of land in the Southwest  $\frac{1}{4}$  - Northwest  $\frac{1}{4}$ , Section 1, Town of Pacific, Columbia County, Wisconsin, bounded by the following description: Commencing at the Northwest corner of said Section 1, thence  $S0^{\circ}05'15''E$ , along the Section Line 1321.84 feet; thence South  $S86^{\circ}57'17''E$ , 434.28 feet; thence  $S3^{\circ}00'W$ , 146.00 feet; thence on a curve to the right, radius 300.00 feet whose chord bears  $S17^{\circ}00'W$ , 145.15 feet; thence  $S31^{\circ}00'W$ , 180.00 feet to the point of beginning; thence  $S39^{\circ}51'E$ , 241.31 feet; thence  $S60^{\circ}00'W$ , 286.00 feet; thence  $N70^{\circ}56'W$ , 77.32 feet; thence northeasterly on a curve to the right, radius 675.45 feet whose chord bears  $N25^{\circ}15'E$ , 136.14 feet; thence  $N31^{\circ}00'E$ , 209.85 feet to the point of beginning containing approximately 1.13 acres.

#### Phase VIII Description:

A parcel of land in the Southwest  $\frac{1}{4}$ , Northwest  $\frac{1}{4}$ , Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following description: Commencing at the Northwest corner of said Section 1; thence  $S0^{\circ}05'15''E$ , 4294.54 feet; thence  $N75^{\circ}44'W$ , 104.85 feet to the Point of Beginning; thence  $N75^{\circ}44'W$ , 65.00 feet; thence  $S63^{\circ}16'W$ , 137.08 feet; thence  $N64^{\circ}14'W$ , 233.12 feet; thence  $N4^{\circ}00'W$ , 30.00 feet; thence  $N84^{\circ}30'E$ , 225.00 feet; thence  $N54^{\circ}30'E$ , 80.00 feet; thence  $N87^{\circ}30'E$ , 75.00 feet; thence  $S2^{\circ}23'E$ , 119.04 feet to the Point of Beginning, containing approximately .87 acres.

TOGETHER WITH a non-exclusive easement and right-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 property and State Highway 33, over, upon and across the following described property:

#### Access Road Easement (F) Description:

A parcel of land in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 1, Town of Pacific, Columbia County, Wisconsin, bounded by the following description: Commencing at the Northwest corner of said Section 1; thence  $S0^{\circ}05'15''E$  along the section line 1321.84 feet; thence  $S86^{\circ}57'17''E$ , 434.28 feet; thence  $S3^{\circ}00'W$ , 146.00 feet; thence on a curve to the right, radius 300.00 feet whose chord bears  $S17^{\circ}00'W$ , 145.15 feet; thence  $S31^{\circ}00'W$ , 389.85 feet; thence southwesterly on a

curve to the left, radius 675.45 feet, whose chord bears S25°15'W, 136.14 feet; thence S19°30'W, 125.30 feet to the point of beginning; thence S87°50'E, 51.15 feet; thence N64°50'E, 24.55 feet; thence N35°00'E, 47.25 feet; thence N37°35'E, 87.70 feet to the southeast boundary of Phase VII, end of easement. The above description being the centerline of a roadway easement 10 feet each side of the described line.

**PROVIDED**, and the foregoing easement is granted upon this express condition, that the Saddle Ridge Association, Ltd. and each owner of a condominium unit in SADDLE RIDGE by acceptance of a deed to any unit, agrees to be responsible for repair, restoration, reconstruction, resurfacing, cleaning, snow and ice removal, and all related or required maintenance pertaining to the said access road easement areas, and agrees to indemnify and hold Declarant harmless with respect thereto and from all costs and expenses thereof.

**THE FOREGOING EASEMENT** is non-exclusive, and is subject to the concurrent rights of Columbia Corporation and Declarant, and their successors, assigns, lessees, licensees, guests and agents to use the easement area in mutuality with owners of units in SADDLE RIDGE. Declarant and Columbia Corporation, by virtue of rights reserved in conveyance to Declarant, specifically reserve the right to make such use of the lands subject to the foregoing easement as will not unreasonably interfere with or prevent use thereof for the easement purposes specified. The uses made of such easement area by Declarant and by Columbia Corporation shall not be, and are not hereby, otherwise limited or restricted.

The easement and rights herein granted shall be appurtenant to the subject property and may not be separated therefrom. No unit owner by virtue hereof shall have or possess any interest in the said easement area which may be sold, conveyed, assigned or otherwise transferred except in conjunction with the sale of a unit in the Condominium.

The easement here declared and granted shall become effective upon the first conveyance of all or any part of the Condominium property described above by Declarant, provided such conveyance is pursuant and subject to the Wisconsin Condominium Ownership Act.

The foregoing easement shall remain in full force and effect for such time as the property and improvements known as SADDLE RIDGE remain dedicated to the condominium form of ownership in the manner provided in the Wisconsin Condominium Ownership Act and the Condominium Declaration for SADDLE RIDGE.

**4. Ownership Percentage Interests.**

By reason of this Supplement and Amendment, and the annexation of nine (9) additional residential units to SADDLE RIDGE, and pursuant to requirements of 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>Model No.</u>	<u>Percentage of Ownership</u>	<u>Unit No.</u>	<u>Model No.</u>	<u>Percentage of Ownership</u>
780	8	1.02	826	5	1.39
781	8	1.02	827	5	1.39
782	9	1.05	828	5	1.39
783	9	1.05	829	5	1.39
800	1	1.26	830	5	1.39
801	1	1.26	831	5	1.39
802	1	1.26	832	5	1.39
803	1	1.26	833	5	1.39
810	2	1.39	834	5	1.39
811	2	1.39	835	5	1.39
812	2	1.39	836	5	1.39
813	2	1.39	837	5	1.39
814	2	1.39	838	5	1.39
815	2	1.39	839	5	1.39
816	2	1.39	840	5	1.39
817	2	1.39	841	5	1.39
818	2	1.39	842	5	1.39
819	2	1.39	843	5	1.39
820	2	1.39	844	5	1.39
821	2	1.39	845	5	1.39
822	2	1.39	900	10	0.84
823	2	1.39	901	10	0.84
824	2	1.39	902	10	0.84
825	2	1.39	903	9	1.05
1051	3	1.61	904	9	1.05
1052	3	1.61	943	6	1.26
1053	3	1.61	944	6	1.26
1054	3	1.61	945	6	1.26
1047	4	1.61	946	6	1.26
1048	4	1.61	947	6	1.26
1049	4	1.61	948	6	1.26
1050	4	1.61	949	6	1.26
1055	4	1.61	950	6	1.26
1056	4	1.61	1059	7	1.70
1057	4	1.61	1060	7	1.70
1058	4	1.61	1061	7	1.70
			1062	7	1.70

**5. 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 1/73rd of the common expenses and credited with 1/73rd 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.

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. *Amendment of Condominium Plat.*

The Condominium Plat of SADDLE RIDGE, filed by Amendment to the Declaration on September 19, 1979 in the office of the Register of Deeds for Columbia County, Wisconsin in Volume 1 of Condominium Plats Pages 7-24, inclusive, as Document No. 404882, and previously amended on February 12, 1981, is hereby amended by and in accordance with the Phase VII and VIII Amendment to Condominium Plat attached hereto and concurrently filed with the Register of Deeds for Columbia County, Wisconsin. Except as so amended, the Condominium Plat for SADDLE RIDGE is unchanged and unaffected by this Amendment and remains in full force and effect.

8. *Effect of Supplement and Amendment.*

By this Supplement and Amendment to the Declaration, six (6) residential buildings containing nine (9) condominium units are annexed and added to SADDLE RIDGE and subjected to the Declaration. As of the effective date hereof, there are a total of twenty-four (24) residential buildings in SADDLE RIDGE, comprising a total of seventy-three (73) 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., except as amended herein, and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to SADDLE RIDGE.

9. *Effective Date.*

The effective date of this Third 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.

(CORPORATE SEAL)

WAJBAC AND TADWIL, LIMITED

Attest: [Signature]  
Robert C. Arians, Secretary

By: [Signature]  
Robert T. Berst, Vice President

NOTARIZATION

Personally came before me this 17<sup>th</sup> day of October, 1983  
Robert T. Berst, Vice President, and Robert C. Arians, Secretary of the above-named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

H. Markhoff  
Notary Public, Columbia  
My commission Feb 1, 1981

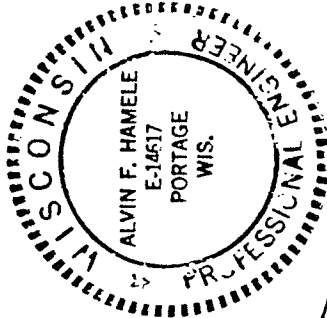
This instrument was drafted by David L. Petersen, Quarles & Brady, 780 North Water Street, Milwaukee, Wisconsin 53202

-6-

VOL 261 PAGE 171

AMENDMENT OF  
CONDOMINIUM PLAT OF  
**SADDLE RIDGE**  
PHASE VII

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

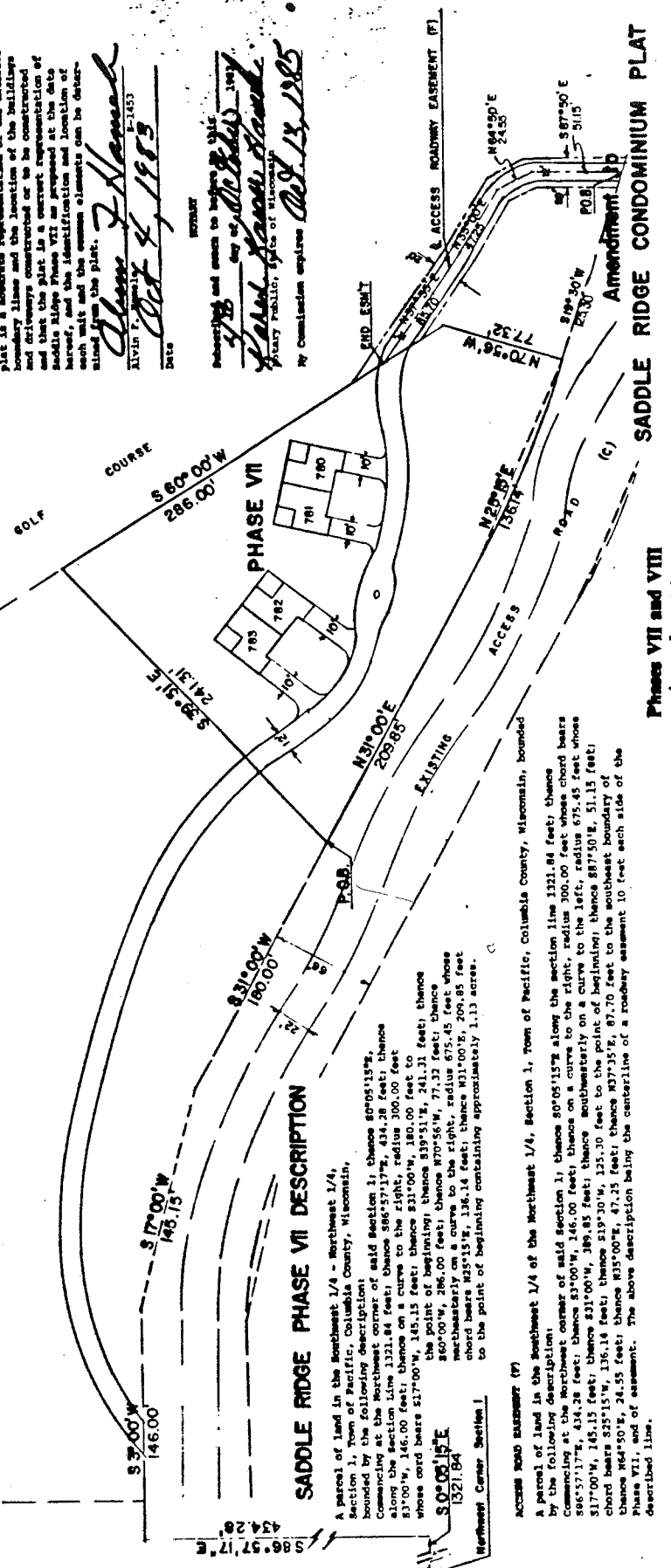


I, ALVIN F. HAMELE, hereby certify that I have surveyed the above described property, that this plat is a correct representation of the entire boundary lines and the location of the buildings and driveways constructed or to be constructed and that the plat is a correct representation of Saddle Ridge Phase VII as proposed in the original plat, and the identification and location of each unit and the common elements can be determined from the plat.

*Alvin F. Hamele*  
Alvin F. Hamele  
E-14617  
Date *Oct 4, 1983*

Subscribed and sworn to before me this  
*4th* day of *October* 1983  
*Robert J. ...*  
Notary Public, State of Wisconsin  
My Commission expires *Oct 13, 1985*

FUTURE PHASES







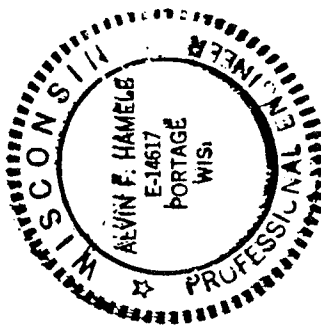
# AMENDMENT OF CONDOMINIUM PLAT OF SADDLE RIDGE PHASE VIII

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



## SADDLE RIDGE PHASE VIII DESCRIPTION

A parcel of land in the Northwest 1/4, Northwest 1/4, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following description:  
Commencing at the Northwest corner of said Section 1; thence 80°05'15"W, 4294.54 feet; thence N75°44'W, 104.85 feet to the Point of Beginning; thence N75°44'W, 65.00 feet; thence S43°16'W, 137.08 feet; thence N64°14'W, 233.12 feet; thence N47°00'W, 30.00 feet; thence N84°30'E, 225.00 feet; thence N54°30'E, 80.00 feet; thence N67°30'E, 75.00 feet; thence S2°33'E, 119.04 feet to the Point of Beginning, containing approximately .87 acres.

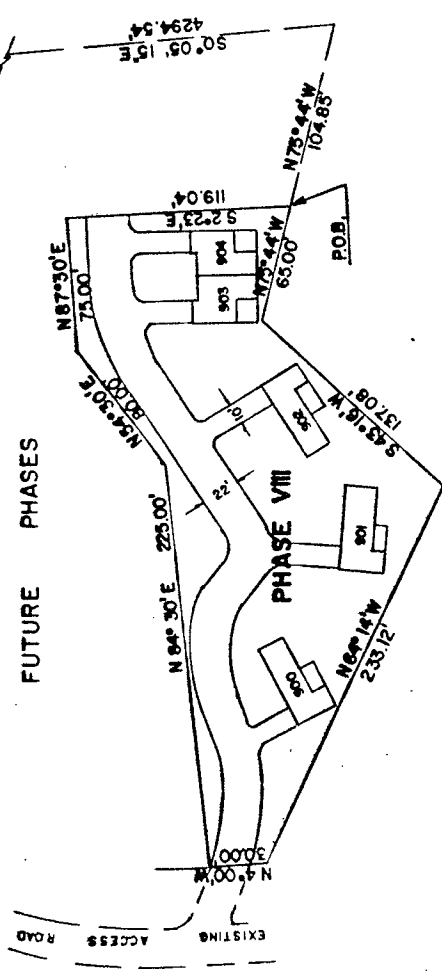


I, ALVIN F. HAMEL, hereby certify that I have reviewed the above described property, that this plat is a accurate representation of the exterior boundary lines and the location of the buildings and driveways constructed or to be constructed and that the plat is a correct representation of Saddle Ridge Phase VIII as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from the plat.

*Alvin F. Hamel*  
Alvin F. Hamel  
E-14617  
Date *Oct 4, 1983*

NOTARIZATION  
Subscribed and sworn to before me this *1* day of *October* 1983.  
*Alvin F. Hamel*  
Notary Public, State of Wisconsin  
My Commission expires *Oct 13, 1985*

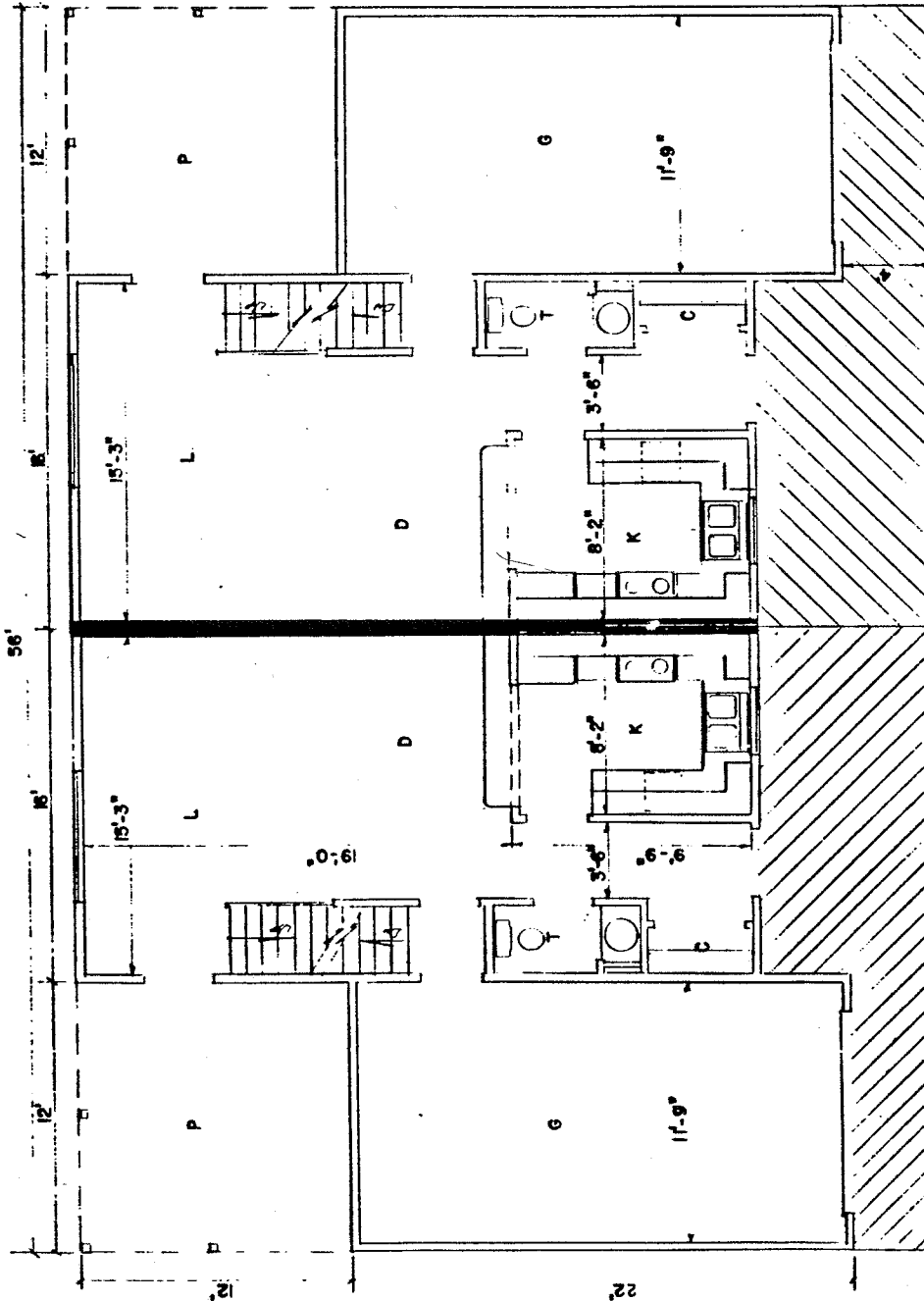
NORTHWEST CORNER  
SECTION 1, T12N, R9E





Phases VII and VIII  
Amendment to  
Saddle Ridge Condominium Plat  
Page 3

SADDLE RIDGE CONDOMINIUM PLAT  
MODEL 8 TYPICAL FIRST FLOOR PLAN

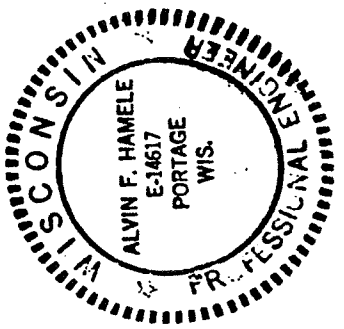


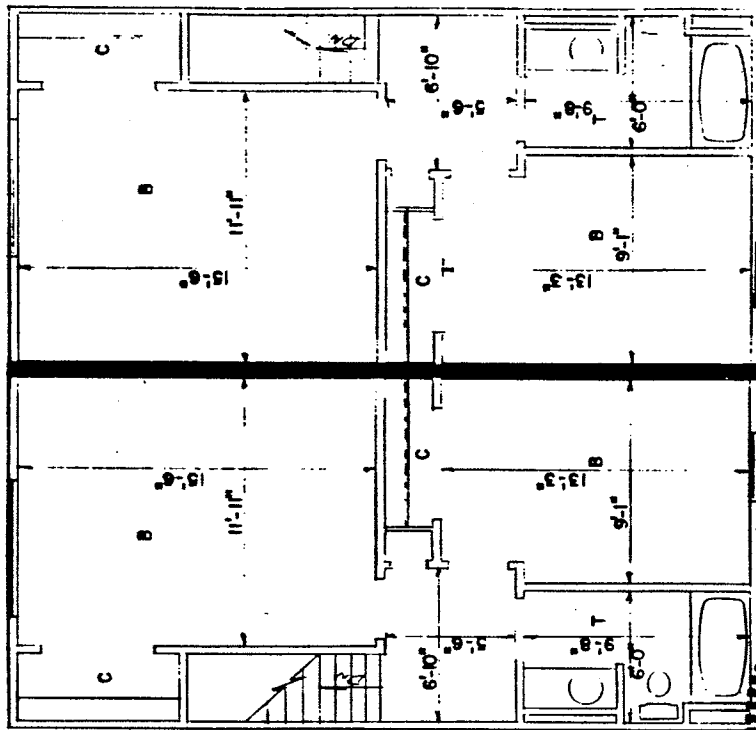
- G Living Room
- T Toilet
- D Dining Area
- P Porch
- K Kitchen
- C Limited Common Area
- ▨ Closets

I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an essential part of the plans, location, unit numbers and sections of the building or buildings and units depicted and erected or to be erected.

*Alvin F. Hamel*  
ALVIN F. HAMELE E-14617  
Date Aug 25, 1983

NOTARIZATION  
Subscribed and sworn to before me this 25 day of August, 1983  
*Robert Frank Hamel*  
Notary Public, State of Wisconsin  
My Commission expires Oct. 13, 1985

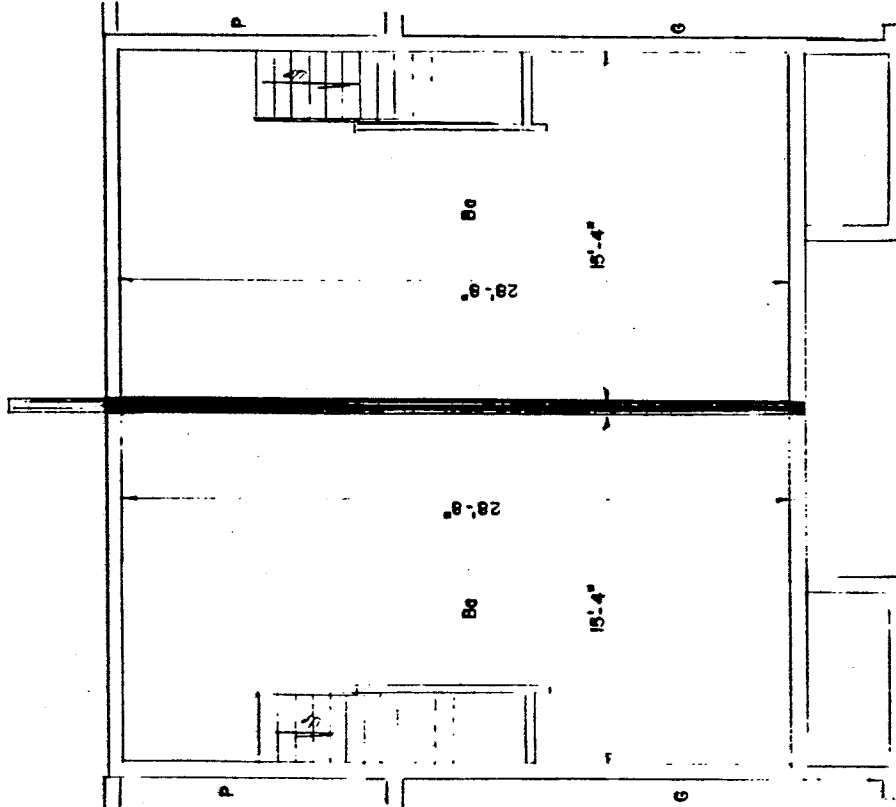
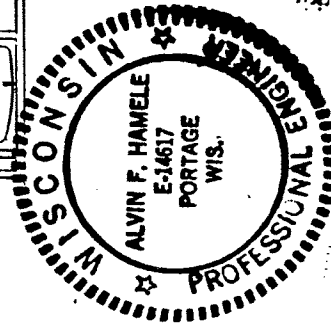




SECOND STORY PLAN

Phases VII and VIII  
Amendment to  
Saddle Ridge Condominium Plat  
Page 4

SADDLE RIDGE CONDOMINIUM PLAT  
MODEL 8 TYPICAL SECOND STORY PLAN AND  
BASEMENT PLAN



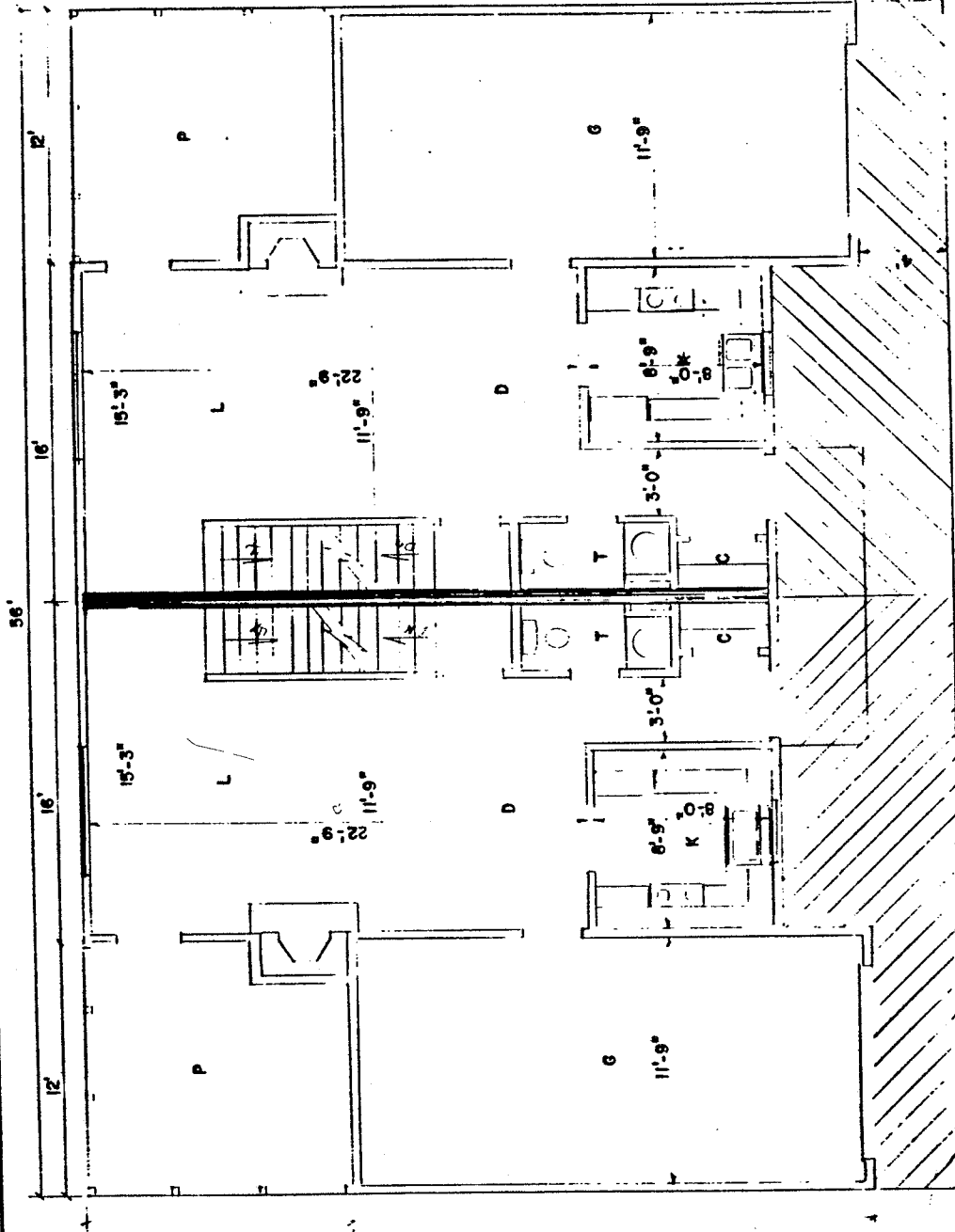
BASEMENT PLAN

I, ALVIN F. HAMEL, a Professional Engineer duly licensed by the State of Wisconsin, do 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.

*Alvin F. Hamel*  
Alvin F. Hamel  
E-14617  
Date Aug 25, 1983

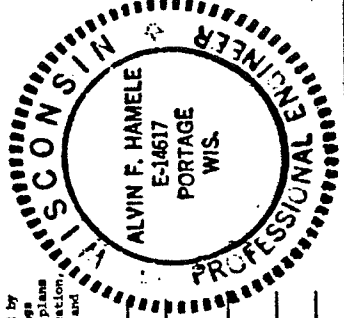
NOTARIZATION  
Subscribed and sworn to before me this 25 day of August 19 83  
*Rainey Jeanne Hamel*  
Notary Public, State of Wisconsin  
My Commission expires Oct. 13, 1985

- Bc Basement
- P Porch
- G Garage
- B Bedroom
- T Toilet
- C Closet



I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do 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, measured dimensions of the building or buildings and units proposed and erected or to be erected.

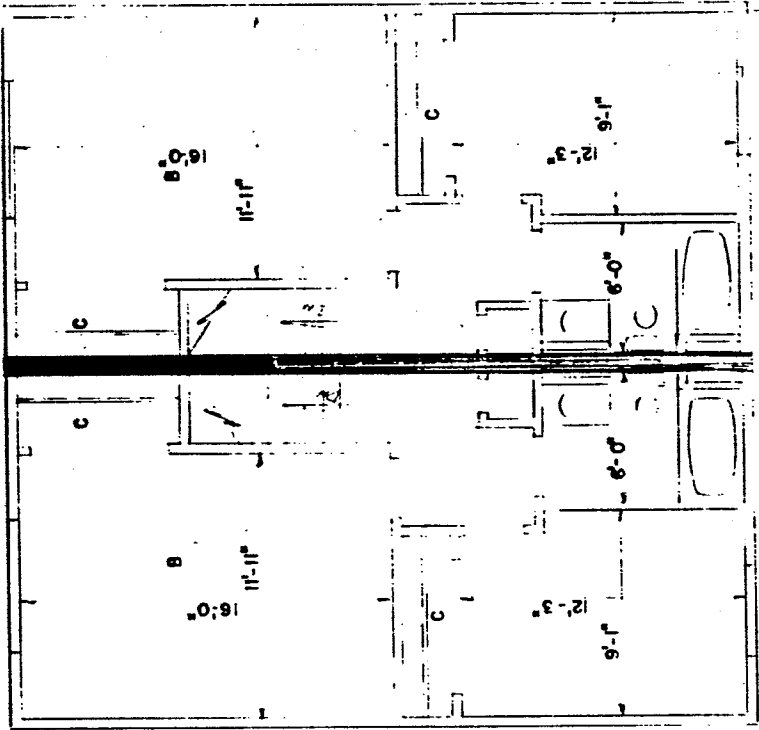
Phases VII and VIII  
Amendment to  
Saddle Ridge Condominium Plat  
Page 5



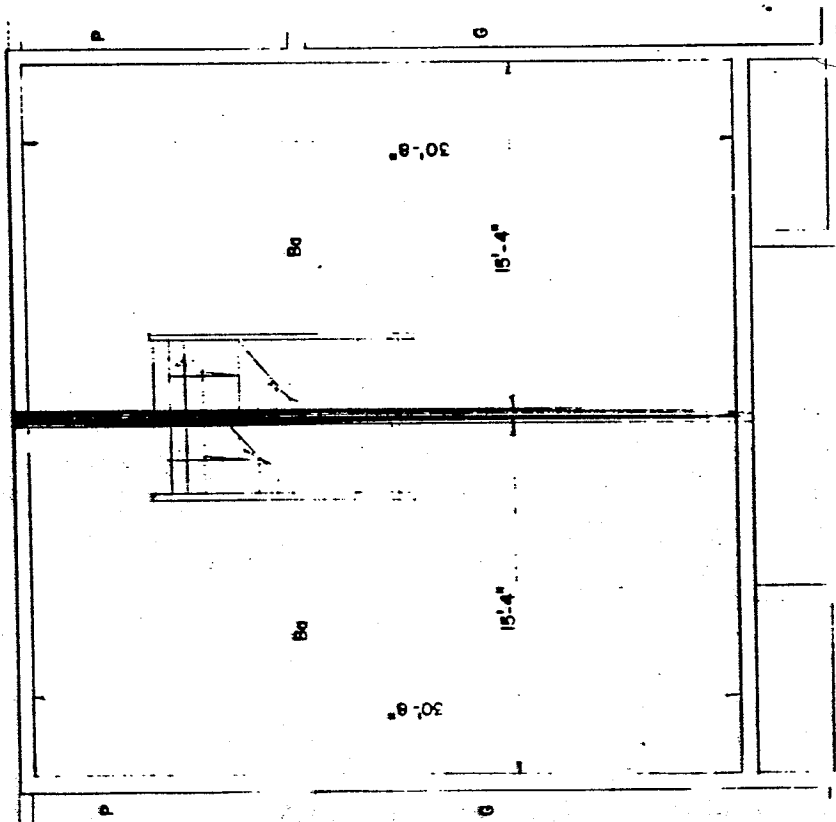
Alvin F. Hamele E-14617  
Date: May 25, 1983  
Subscription and fees to be paid on this: 2.50  
By: Alan Hamele  
Secretary, State of Wisconsin  
My Commission Expires: Oct. 13, 1985

- P Porch
- L Living Room
- D Dining Area
- G Garage
- K Kitchen
- C Closet
- T Toilet
- ▨ Limited Common Area

SADDLE RIDGE CONDOMINIUM PLAT  
MODEL 9 TYPICAL FIRST FLOOR PLAN



SECOND STORY PLAN



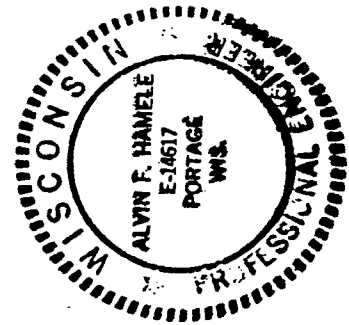
BASEMENT PLAN

- Bg
- P
- G
- B
- T
- C

I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do 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 walls located and erected or to be erected.

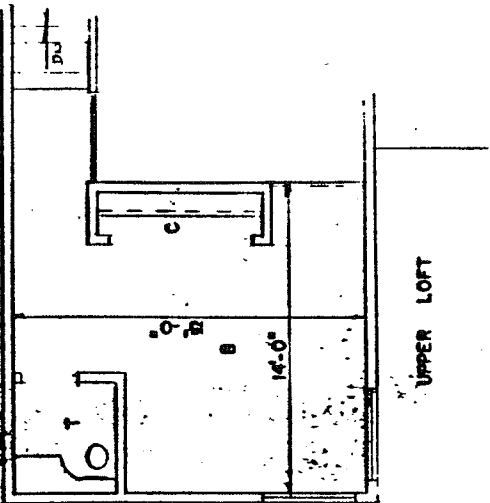
*Alvin F. Hamel*  
 ALVIN F. HAMELE E-14617  
 PORTAGE WIS.  
 Date: August 25, 1983

Subscribed and sworn to before me this 25th day of August 1983 by *Alvin F. Hamel*  
 Notary Public, State of Wisconsin  
 My Commission expires Oct. 13, 1985

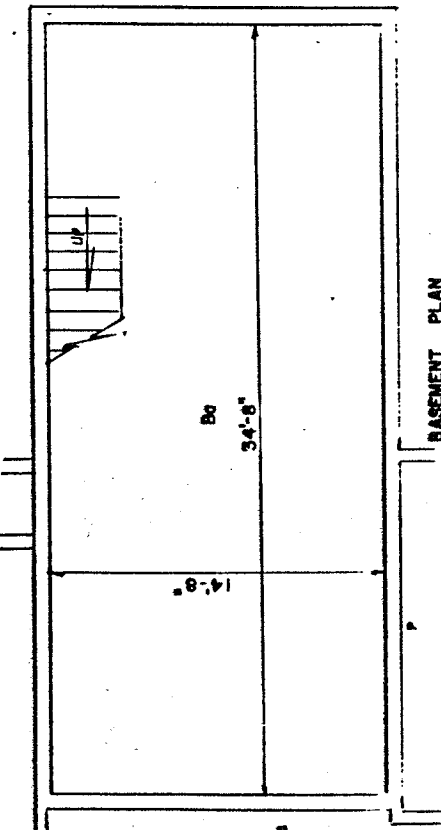


Phases VII and VIII  
 Amendment to  
 Saddle Ridge Condominium Plat  
 Page 6  
 SADDLE RIDGE CONDOMINIUM PLAN  
 MODEL 9 TYPICAL SECOND STORY PLAN AND  
 BASEMENT PLAN

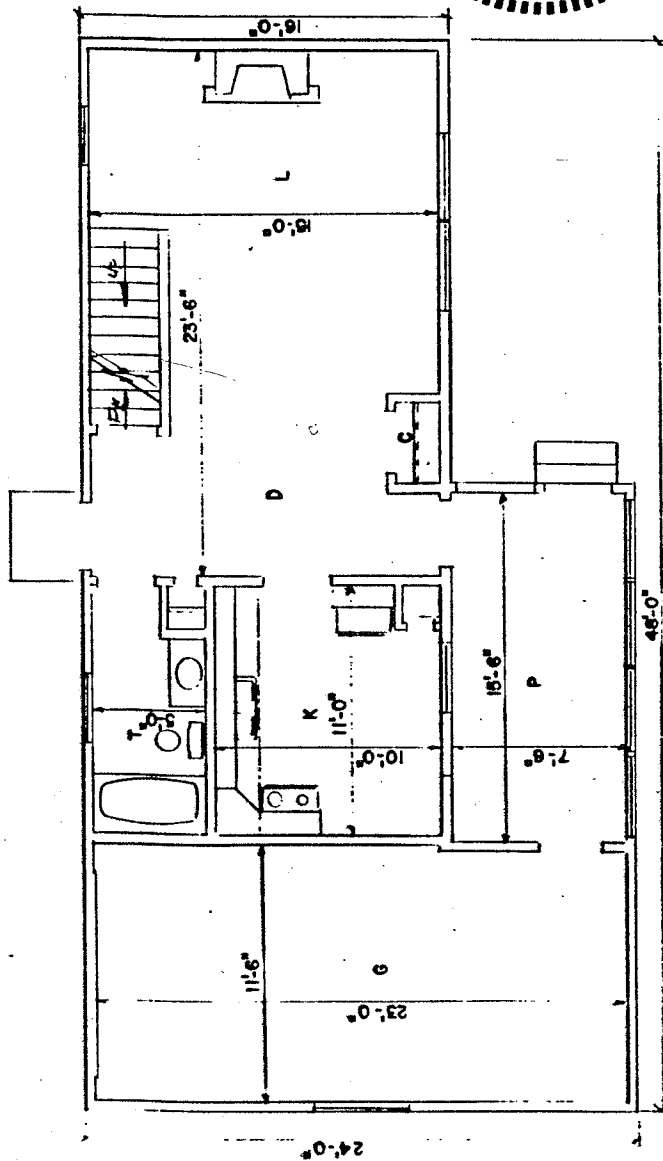
Vol. 261 Page 178



UPPER LOFT



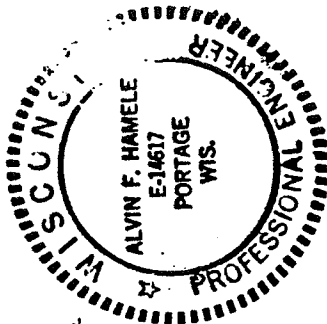
BASEMENT PLAN



FIRST FLOOR PLAN

I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing herein are an accurate copy of portions of the plans, with numbers and dimensions of the building or buildings and with location and location as to be recorded.

Alvin F. Hamele  
 E-14617  
 1/14/85  
 Registered Professional Engineer  
 State of Wisconsin  
 My Commission Expires 1/14/85



SADDLE RIDGE CONDOMINIUM PLAT  
 MODEL 10 TYPICAL FIRST FLOOR PLAN, UPPER LOFT  
 AND BASEMENT PLAN

Phases VII and VIII  
 Amendment to  
 Saddle Ridge Condominium Plat  
 Page 7

G Garage  
 K Kitchen  
 D Dining Area  
 L Living Room  
 P Porch

B<sub>0</sub> Basement  
 B Bedroom  
 T Toilet  
 C Closets





AMENDMENT TO  
SADDLE RIDGE CONDOMINIUM PLAT  
UNIT NUMBERS AND BUILDING TYPES

Phase VIII

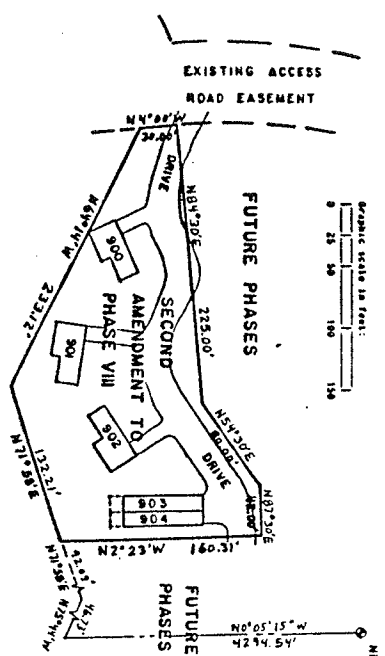
<u>Unit No.</u>	<u>Building Type</u>
900	Model-10
901	Model-10
902	Model-10
903	Model-9
904	Model-9

Phase VII

<u>Unit No.</u>	<u>Building Type</u>
780	Model-8
781	Model-8
782	Model-9
783	Model-9

Phases VII and VIII  
Amendment to  
Saddle Ridge Condominium Plat  
Page 8





Graphic Scale in Feet:  
0 25 50 100 150

NE Corner  
Sec. 2  
Partly, are referred to  
Saddle Ridge Condominium.



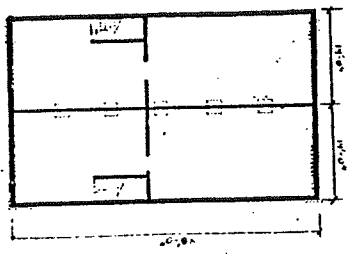
An agreement has been signed by Kenneth Carlson and Carl West to exclude certain requirements of Act 5, Wisconsin State Statutes, Chapter 191, in connection with the construction of the parcel described herein.

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 apartment building or buildings and units, units numbers and location of building or buildings and units located and intended to be erected.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above superior 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.

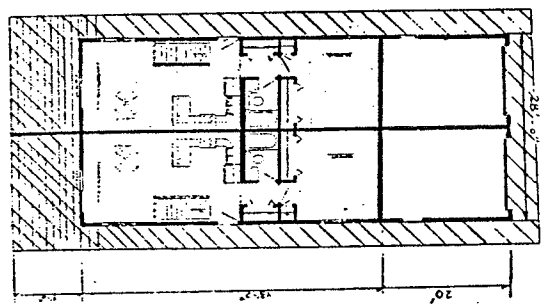
AMENDMENT TO CONDOMINIUM PLAT OF  
SADDLE RIDGE  
COLUMBIA COUNTY  
THIS SURVEY DESCRIBES THE LAND  
AND BUILDINGS SUBJECT TO THE  
CONDOMINIUM DECLARATION FOR  
SADDLE RIDGE  
SECOND AMENDMENT TO PHASE VIII

SECOND AMENDMENT TO PHASE VIII Description:  
A parcel of land located in Government Lot 1, Section 2, T12N, R05E, of Pacific, Columbia County, Wisconsin, and the following description: Beginning at the northeast corner of said Section 2; thence 50°05'15"E, 4294.54 feet; thence S72°44'W, 48.73 feet; thence S71°58'W, 92.09 feet to the point of beginning; thence S71°58'W, 132.21 feet; thence S84°14'W, 735.12 feet; thence S84°20'E, 80.00 feet; thence S2°23'E, 160.31 feet to the point of beginning. Said parcel contains 39,948 square feet or 0.906 acres.



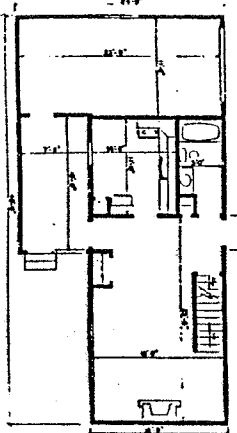
UNIT 903  
BASEMENT PLAN

UNIT 904  
BASEMENT PLAN

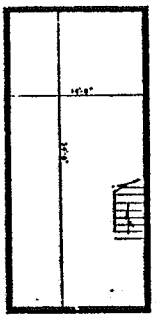


UNIT 903  
FIRST FLOOR PLAN

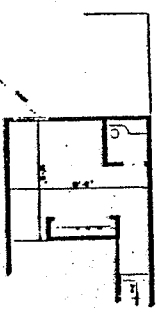
UNIT 904  
FIRST FLOOR PLAN



UNIT 900, 901, 902  
FIRST FLOOR PLAN



UNIT 900, 901, 902  
BASEMENT PLAN



UNIT 900, 901, 902  
UPPER LOFT PLAN

Limited Common Area

Condominium Plat  
Second Amendment to Phase VIII  
PAGE 1 OF 1 PAGE

