

STATE OF WISCONSIN } SS
COLUMBIA COUNTY }

**FOURTH SUPPLEMENT
AND
AMENDMENT
TO
CONDOMINIUM DECLARATION
OF
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
SADDLE RIDGE
Phases IX and X**

Received for record this 21 day of
Dec A.D. 1983 at 1:20 P.M.

Marian Robinson Reg. of Deeds

.....
THIS FOURTH SUPPLEMENT AND AMENDMENT is made this 21st day of December, 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 IX and X 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 IX and X 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 IX and X in the Surveys attached hereto as Pages 1 and 2 of the Phase IX and X 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 IX 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 $S0^{\circ}04'15''E$, 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 $S31^{\circ}00'W$, 180.00 feet; thence $S39^{\circ}51'E$, 60.31 feet to the point of beginning; thence $N40^{\circ}09'E$, 100.00 feet; thence $N22^{\circ}09'E$, 111.00 feet; thence $S67^{\circ}28'E$, 213.75 feet; thence $S21^{\circ}00'W$, 176.00 feet; thence $S60^{\circ}00'W$, 144.00 feet; thence $N39^{\circ}51'W$, 181.00 feet to point of beginning, containing approximately 1.24 acres.

Phase X Description:

A parcel of land in the Northeast $\frac{1}{4}$ - Southeast $\frac{1}{4}$, Government Lot 1, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following description: Commencing at the Northeast corner of Section 2; thence $S0^{\circ}05'15''E$, 4294.54 feet; thence $N75^{\circ}44'W$, 186.73 feet; thence $S36^{\circ}44'W$, 129.74 feet; thence $N64^{\circ}14'W$, 233.12 feet; thence $N4^{\circ}00'W$, 30.00 feet; thence $N9^{\circ}30'E$, 228.72 feet; thence $N38^{\circ}14'E$, 268.52 feet; thence $N52^{\circ}00'E$, 89.90 feet to the point of beginning (P.O.B.); thence $N52^{\circ}00'E$, 130.00 feet; thence southeasterly on a curve to the left, radius 421.0 feet whose chord bears $S36^{\circ}29'30''E$, 82.50 feet to a point; thence $S47^{\circ}41'W$, 121.00 feet; thence $N47^{\circ}31'25''W$, 91.86 feet to the point of beginning, containing approximately .25 acres.

4. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of seven (7) 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	0.95	1057	4	1.50
781	8	0.95	1058	4	1.50
782	9	0.98	826	5	1.29
783	9	0.98	827	5	1.29
784	12	1.11	828	5	1.29
785	12	1.11	829	5	1.29
786	9	0.98	830	5	1.29
787	9	0.98	831	5	1.29
788	9	0.98	832	5	1.29
789	9	0.98	833	5	1.29
800	1	1.17	834	5	1.29
801	1	1.17	835	5	1.29
802	1	1.17	836	5	1.29
803	1	1.17	837	5	1.29
810	2	1.29	838	5	1.29
811	2	1.29	839	5	1.29
812	2	1.29	840	5	1.29
813	2	1.29	841	5	1.29
814	2	1.29	842	5	1.29
815	2	1.29	843	5	1.29
816	2	1.29	844	5	1.29
817	2	1.29	845	5	1.29
818	2	1.29	899	11	0.89
819	2	1.29	900	10	0.78
820	2	1.29	901	10	0.78
821	2	1.29	902	10	0.78
822	2	1.29	903	9	0.98
823	2	1.29	904	9	0.98
824	2	1.29	943	6	1.17
825	2	1.29	944	6	1.17
1051	3	1.50	945	6	1.17
1052	3	1.50	946	6	1.17
1053	3	1.50	947	6	1.17
1054	3	1.50	948	6	1.17
1047	4	1.50	949	6	1.17
1048	4	1.50	950	6	1.17
1049	4	1.50	1059	7	1.58
1050	4	1.50	1060	7	1.58
1055	4	1.50	1061	7	1.58
1056	4	1.50	1062	7	1.58

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 1/80th of the common expenses and credited with 1/80th 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, and October 7, 1983 is hereby amended by and in accordance with the Phase IX and X 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, four (4) residential buildings containing seven (7) 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-eight (28) residential buildings in SADDLE RIDGE, comprising a total of eighty (80) 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.

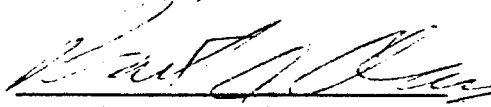
The effective date of this Fourth Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Columbia County, Wisconsin.

IN WITNESS WHEREOF, this document has been executed by duly authorized officers of Wājbac and Tadwil, Limited, as of the date first set forth above.

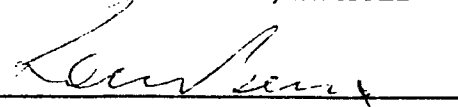
(CORPORATE SEAL)

WĀJBAC AND TADWIL, LIMITED

Attest:

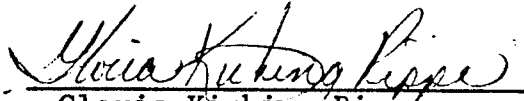

Robert C. Arians, Secretary

By:


Robert T. Berst, Vice President

NOTARIZATION

Personally came before me this 21st day of December, 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.


Gloria Kirking Rippe
Notary Public, STATE OF WISCONSIN
My commission expires - 03/11/84

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



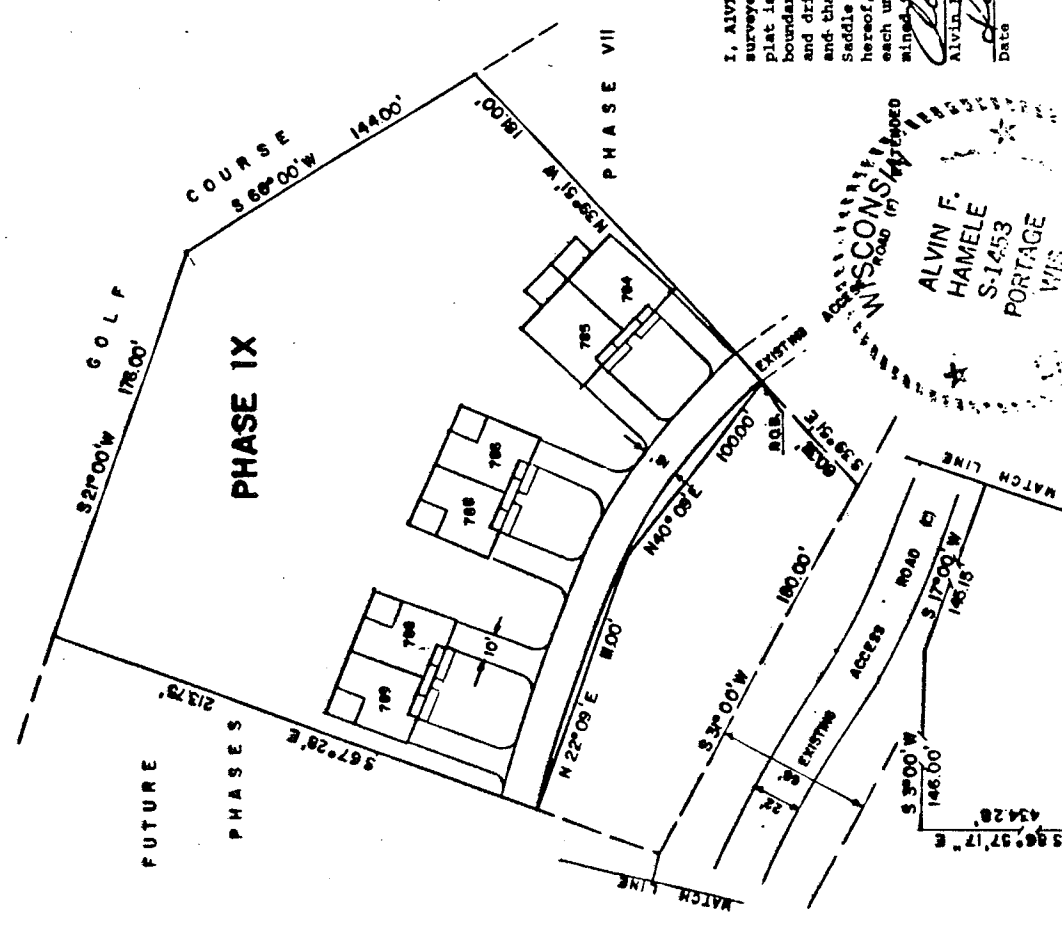
AMENDMENT OF CONDOMINIUM PLAT OF SADDLE RIDGE PHASE IX

THIS SURVEY DESCRIBES LAND AND BUILDINGS SUBJECT TO THE CONDO -MINIUM DECLARATION FOR SADDLE RIDGE



SADDLE RIDGE PHASE IX DESCRIPTION

A parcel of land in the Southwest 1/4 - Northwest 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°04'15"E, along the Section Line 1321.84 feet; thence S86°57'17"E, 434.28 feet; thence S3°00'W, 146.00 feet; thence on a curve to the right, radius 300.00 feet whose chord bears S17°00'W, 145.15 feet; thence S31°00'W, 180.00 feet; thence S39°51'E, 60.31 feet to the point of beginning; thence N40°09'E, 100.00 feet; thence N22°09'E, 111.00 feet; thence S67°28'E, 213.75 feet; thence S21°00'W, 176.00 feet; thence S60°00'W, 144.00 feet; thence N39°51'W, 191.00 feet to point of beginning, containing approximately 1.24 acres.



I, ALVIN F. HAMELE, hereby certify that I have surveyed the above described property, that this plat is an 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 IX 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. HAMELE
Alvin F. Hamel
 Date *Dec 8, 1983*
 S-1453

NOTARIZATION

Subscribed and sworn to before me, this
8th day of *December*, 1983.
Alvin F. Hamel
 Notary Public, State of Wisconsin
 My Commission expires *Oct 13, 1985*



Amendment to SADDLE RIDGE CONDOMINIUM PLAT

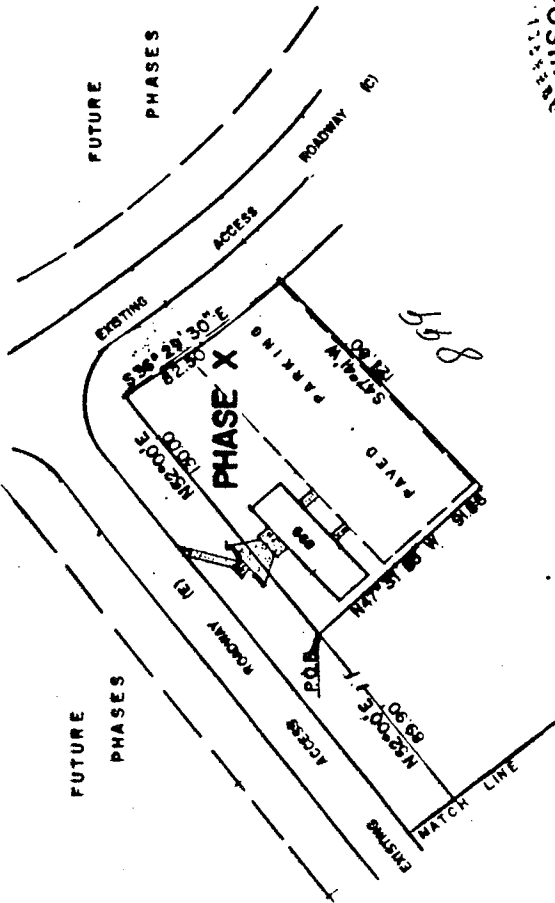


AMENDMENT OF CONDOMINIUM PLAT OF
SADDLE RIDGE
 PHASE X
 THIS SURVEY DESCRIBES LAND AND BUILDINGS
 SUBJECT TO THE CONDOMINIUM DECLARATION
 FOR SADDLE RIDGE



SADDLE RIDGE PHASE X DESCRIPTION

A parcel of land in the Northeast 1/4 - Southeast 1/4, Government Lot 1, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin, bounded by the following description:
 Commencing at the Northeast corner of Section 2; thence 80°05'15"E, 4294.54 feet; thence N75°44'W, 186.73 feet; thence S36°44'W, 129.74 feet; thence N64°14'W, 233.12 feet; thence N4°00'W, 30.00 feet; thence N9°30'E, 228.72 feet; thence N38°14'E, 268.52 feet; thence N52°00'E, 89.90 feet to the point of beginning (P.O.B.); thence N52°00'E, 130.00 feet; thence southeasterly on a curve to the left, radius 421.0 feet whose chord bears S36°29'30"E, 82.50 feet; thence S47°41'W, 121.00 feet; thence N47°31'25"W, 91.86 feet to the point of beginning, containing approximately .25 acres.



NOTARIZATION

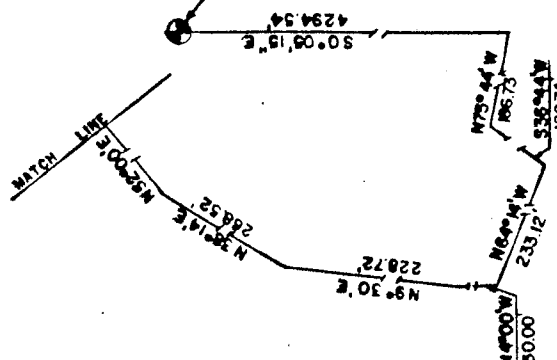
Subscribed and sworn to before me this
8th day of
December 1983.

Alvin F. Hamel
 Notary Public, State of Wisconsin
 My Commission expires Oct 13, 1985

I, ALVIN F. HAMEL, hereby certify that I have surveyed the above described property, that this plat is an 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 X 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 S-1453

Dec 5 1983
 Date



Amendment to
SADDLE RIDGE CONDOMINIUM PLAT

C

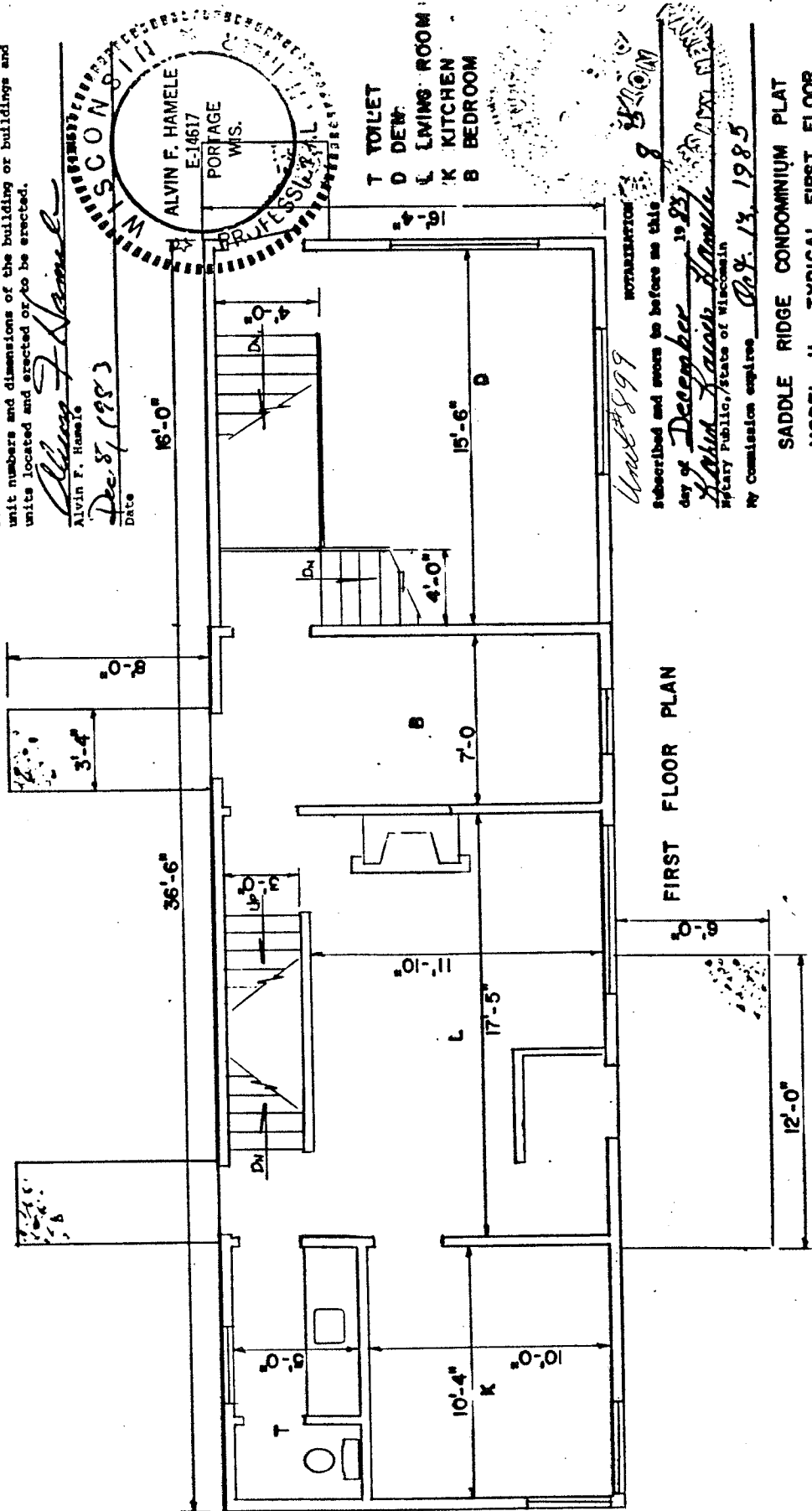
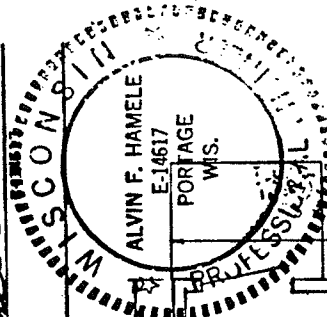
C

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 units located and erected or to be erected.

Alvin F. Hamel
 Alvin F. Hamel

Dec 27 1983
 Date



T TOILET
 D DEW
 L LIVING ROOM
 K KITCHEN
 B BEDROOM

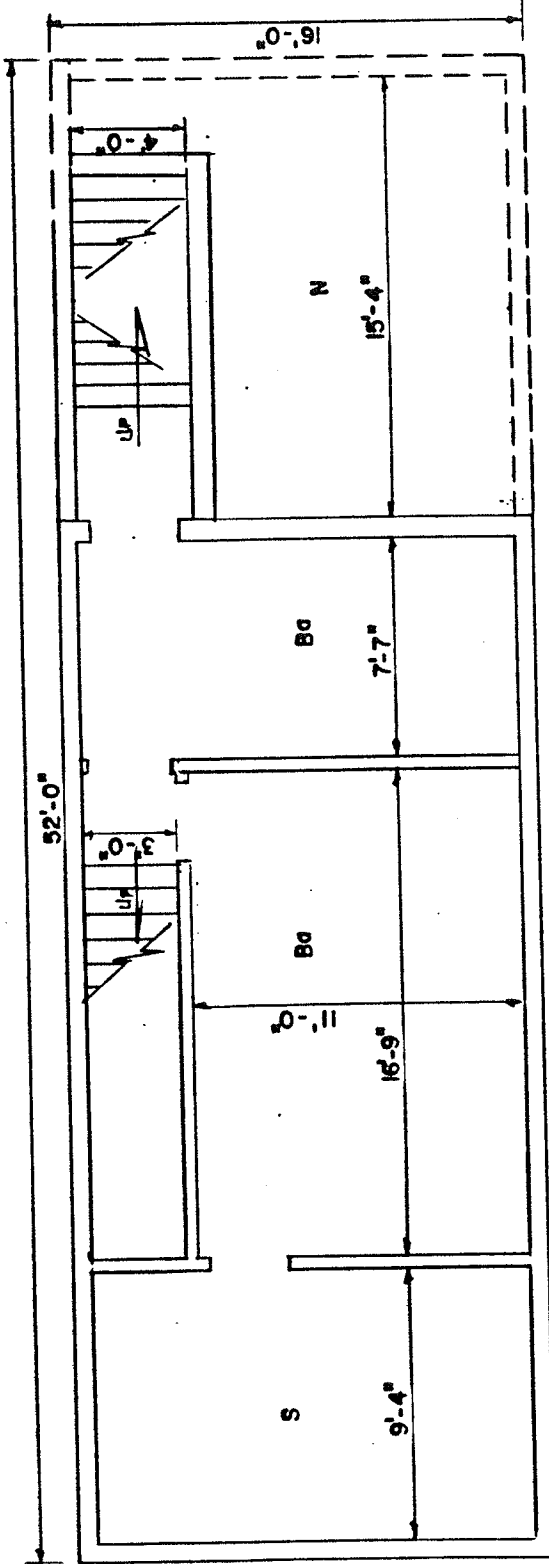
NOTARIZATION
 8
 Subscribed and sworn to before me this
 day of *December* 1983
Alvin F. Hamel
 Notary Public, State of Wisconsin
 My Commission expires *Oct. 13, 1985*

SADDLE RIDGE CONDOMINIUM PLAT
 MODEL II TYPICAL FIRST FLOOR

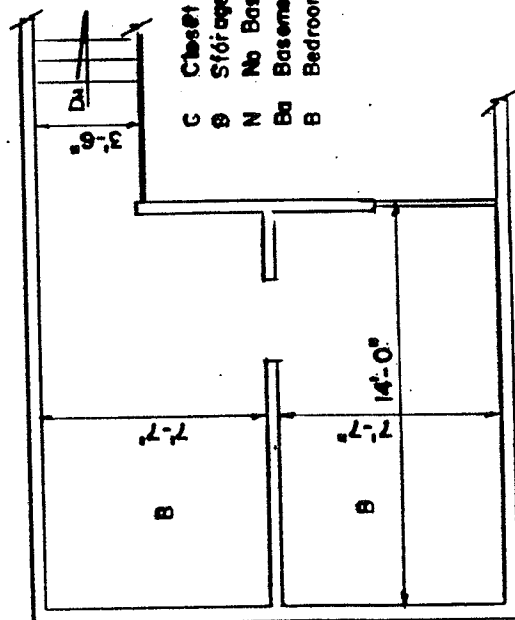
1

2

3



BASEMENT PLAN



LOFT PLAN

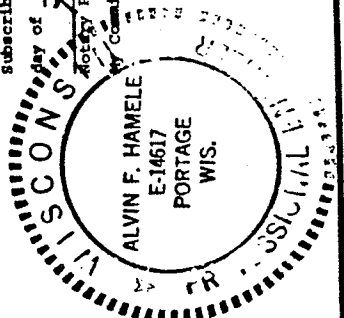
I, ALVIN F. HAMELE, a Professional Engineer duly licensed by the State of Wisconsin, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Alvin F. Hamel
 Alvin F. Hamel E-14617

Date *Dec 8, 1983*
 Notarization *Nov 8 - 899*

Subscribed and sworn to before me this *8* day of *December* 19 *83*

Notary Public, State of Wisconsin
Alan James Hamel
 My Commission expires *Oct 13, 1985*



SADDLE RIDGE CONDOMINIUM PLAT
 MODEL II TYPICAL BASEMENT
 AND LOFT PLAN

C

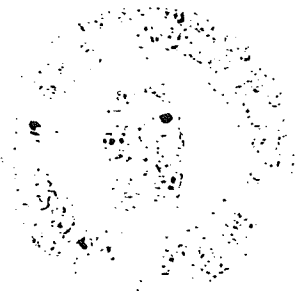
C

C

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 of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and utility located and erected or to be erected.

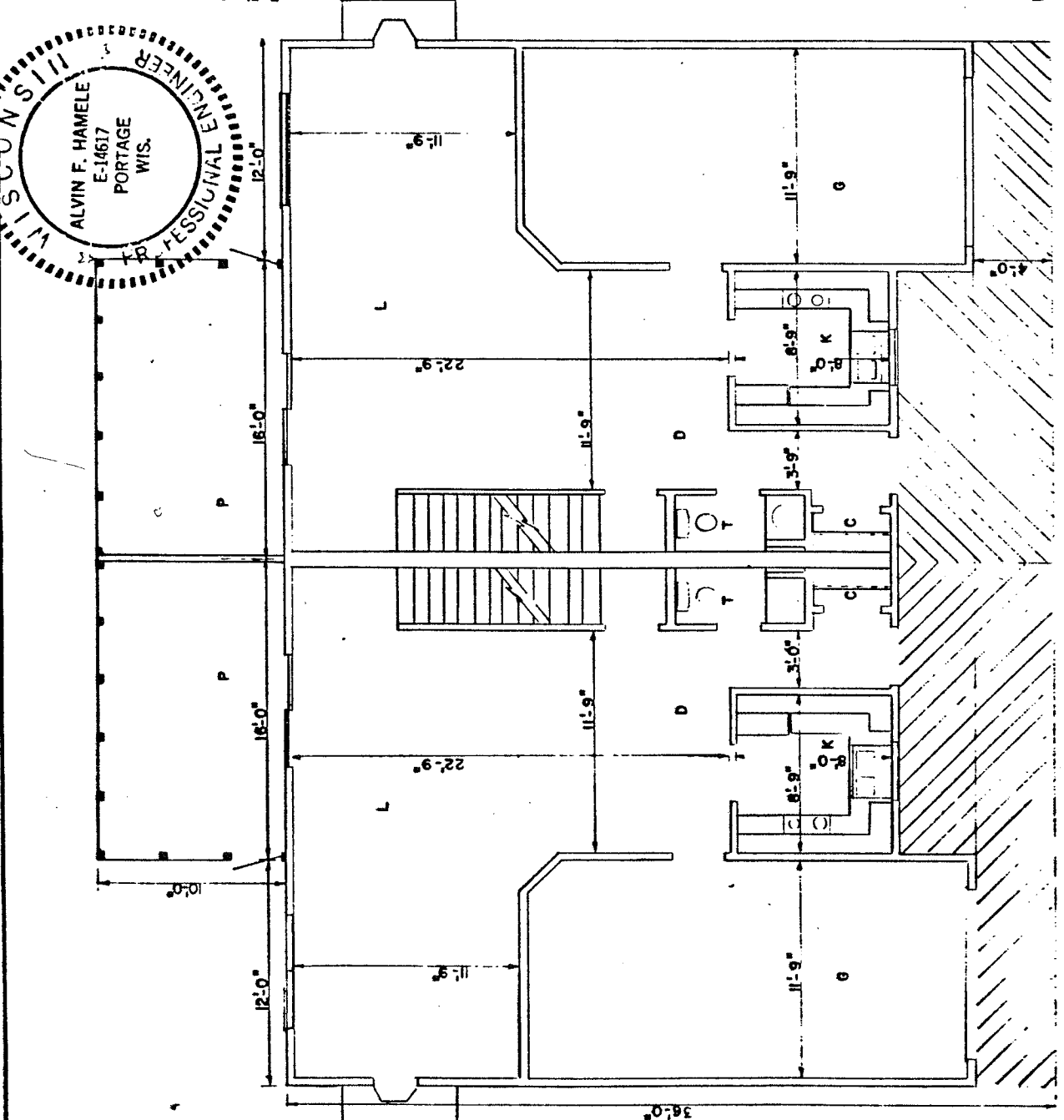
ALVIN F. HAMELE
E-14617
Dec. 14, 1983
E-14617

WITNESSETH
Subscribed and sworn to before me this
14th day of December 1983.
Richard K. Gross, Notary Public, 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
- Common Area

SADDLE RIDGE CONDOMINIUM PLAT
MODEL # 12 TYPICAL FIRST FLOOR PLAN



FIRST FLOOR PLAN



1

2

3

AMENDMENT TO
 SADDLE RIDGE CONDOMINIUM PLAT
 UNIT NUMBERS AND BUILDING TYPES

<u>Phase IX</u>		<u>Phase X</u>	
<u>Unit No.</u>	<u>Building Type</u>	<u>Unit No.</u>	<u>Building Type</u>
784	Model-12	899	Model-11
785	Model-12		
786	Model-9		
787	Model-9		
788	Model-9		
789	Model-9		

