

467294

STATE OF WISCONSIN }  
COLUMBIA COUNTY } ss

Received for record this 28 day of June A.D. 1988 at 2:10 P.M.

ELEVENTH SUPPLEMENT  
AND  
AMENDMENT  
TO  
CONDOMINIUM DECLARATION  
OF

Marian Robinson  
CCTC Reg. of Deeds

CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR  
SADDLE RIDGE  
Phase XVII

THIS ELEVENTH SUPPLEMENT AND AMENDMENT is made this 28th day of June, 1988, 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 XVII 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 XVII 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 XVII 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 XVII 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 XVII 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; Beginning at the most northerly corner of PHASE XIV, PARCEL 2, Saddle Ridge Condominium; thence S56°45'W, along west line of said PHASE XIV, PARCEL 2, 312.10 feet to southwest corner of said PHASE XIV, PARCEL 2, also being the southeast corner of PHASE XV, Saddle Ridge Condominium; thence N22°40'E, along east line of said PHASE XV, 124.63 feet; thence N60°30'E, along east line of said PHASE XV, 180.00 feet to northeast corner of said PHASE XV; thence S60°00'E, 65.00 feet to point of beginning. Said parcel contains 15,940 square feet or 0.366 acres.

**4. Effect of Annexation and Amendment.**

Phase XVII is annexed to SADDLE RIDGE, adding one (1) unit to the Condominium. As of the effective date hereof, SADDLE RIDGE comprises a total of forty-nine (49) main buildings containing a total of one hundred five (105) 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 XVII Condominium Plat thereto, including floor plans for Unit 1130.

**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

Unit No.	Percentage of Ownership	Unit No.	Percentage of ownership
780	0.77	839	1.05
781	0.77	840	1.05
782	0.79	841	1.05
783	0.79	842	1.05
784	0.90	843	1.05
785	0.90	844	1.05
786	0.79	845	1.05
787	0.79	890	1.01
788	0.79	891	0.79
789	0.79	892	0.76
		893	1.06
790	0.80	894	.99
791	0.80	895	0.74
792	0.80	896	0.77
793	0.80	897	0.77
800	0.94	898	0.91
801	0.94	899	0.72
802	0.94	900	0.63
803	0.94	901	0.63
810	1.05	902	0.63
811	1.05	903	0.43
812	1.05	904	0.43
813	1.05	905	0.53
814	1.05	906	0.53
815	1.05	907	0.74
816	1.05	920	0.74
817	1.05	943	0.94
818	1.05	944	0.94
819	1.05	945	0.94
820	1.05	946	0.94
821	1.05	947	0.94
822	1.05	948	0.94
823	1.05	949	0.94
824	1.05	950	0.94
825	1.05	1047	1.21
826	1.05	1048	1.21
827	1.05	1049	1.21
828	1.05	1050	1.21
829	1.05	1051	1.21
830	1.05	1052	1.21
831	1.05	1053	1.21
832	1.05	1054	1.21
833	1.05	1055	1.21
834	1.05	1056	1.21
835	1.05	1057	1.21
836	1.05	1058	1.21
837	1.05	1059	1.28
838	1.05	1060	1.28
1061	1.28	1124	0.77
1062	1.28	1126	0.65
1114	0.81	1128	0.69
1116	1.02	1130	0.77
1122	0.81	1132	0.77

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 1/105th of the common expenses and credited with 1/105th 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

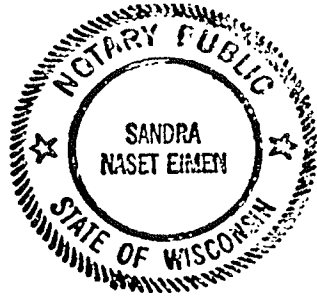
By: Robert C. Arians  
Robert C. Arians, Secretary

NOTARIZATION

STATE OF WISCONSIN) ) ss  
COLUMBIA COUNTY )

Personally appeared before me this 28th day of June, 1988, the above named Carl J. Berst and Robert C. Arians, 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.



*Sandra Naset Eimen*  
 Notary Public, Columbia County, WI  
 My Commission: expires May 6, 1990

This instrument was drafted by:

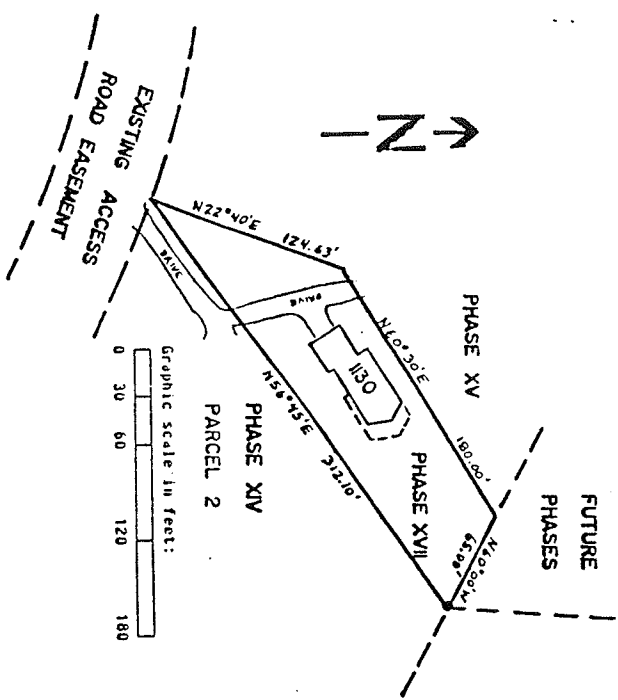
Quale, Hartmann, Bohl, Stevens & Reynolds  
 619 Oak Street, Post Office Box 443  
 Baraboo, WI 53913-0443  
 by: Thomas C. Groeneweg



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 XVII**



**PHASE XVII 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: Beginning at the most northerly corner of PHASE XIV, PARCEL 2, Saddle Ridge Condominium; thence S56°45'W, along west line of said PHASE XIV, PARCEL 2, 312.10 feet to southeast corner of said PHASE XIV, PARCEL 2, also being the southeast corner of PHASE XV, Saddle Ridge Condominium; thence N22°40'E, along east line of said PHASE XV, 124.63 feet; thence S60°30'E, along east line of said PHASE XV, 180.00 feet to northeast corner of said PHASE XV; thence S60°00'E, 65.00 feet to point of beginning. Said parcel contains 15,940 square feet or 0.366 acres.

● = found 3/4" round iron rod.



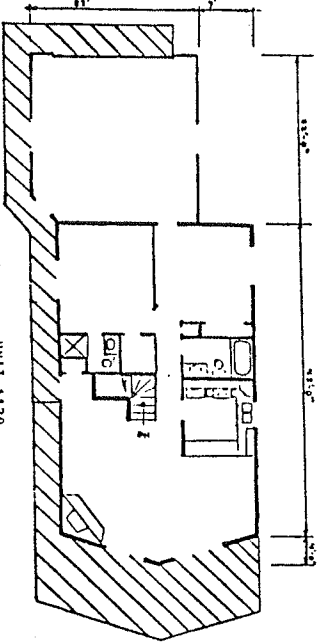
■ = Limited Common Area

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 Berst to exclude certain requirements of A-8-7, 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.

UNIT 1130  
FIRST FLOOR PLAN



UNIT 1130  
BASEMENT FLOOR PLAN

