

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

THIS SEVENTEENTH SUPPLEMENT AND AMENDMENT is made this 19th day of June, 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 XXIII 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 XXIII 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 XXIII 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 XXIII 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 XXIII, Parcel 1 Description:

A parcel of land located in NE 1/4-SE1/4, Section 2 and Government Lot 4, Section 1, all, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line:

Beginning at the northwest corner of PHASE XXII, Saddle Ridge Condominium; thence S70°48'W along north line of said PHASE XXII, 160.56 feet to east line of PHASE XXI, PARCEL 2, Saddle Ridge Condominium; thence N17°30'W along said east line, 50.00 feet to a corner of said PHASE XXI, PARCEL 2; thence N69°23'E along south line of said PHASE XXI, PARCEL 2, 190.07 feet to corner of said PHASE XXI, PARCEL 2; thence S10°18'20"W, 6283 feet to point of beginning.

Said parcel contains 9,140 square feet or 0.210 acres.

PHASE XXIII, Parcel 2 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 most westerly corner of PHASE XX, PARCEL 1, Saddle Ridge Condominium; thence S55°04'E along south line of said PHASE XX, PARCEL 1, 247.90 feet; thence S17°26'W, 69.07 feet; thence S37°01'W, 40.00 feet; thence N39°44'W, 260.93 feet; thence N12°00'E, 40.00 feet to point of beginning.

Said parcel contains 17,680 square feet or 0.406 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 XXIII is annexed to SADDLE RIDGE, adding two (2) units to the Condominium. As of the effective date hereof, SADDLE RIDGE comprises a total of Sixty-two (62) main buildings containing a total of one hundred nineteen (119) 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 XXIII Condominium Plat thereto, including floor plans for Units 888 and 1144.

6. Ownership Percentage Interests.

By reason of this Supplement and Amendment, and the annexation of two (2) additional residential units 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	0.69	782	0.71
781	0.69	783	0.71

784	0.81	844	0.94
785	0.81	845	0.94
786	0.71	886	0.7
787	0.71	887	0.74
788	0.71	888	0.73
789	0.71	890	0.91
790	0.72	891	0.71
791	0.72	892	0.68
792	0.72	893	0.95
793	0.72	894	0.89
794	0.72	895	0.66
795	0.72	896	0.69
800	0.85	897	0.69
801	0.85	898	0.82
802	0.85	899	0.65
803	0.85	900	0.57
810	0.94	901	0.57
811	0.94	902	0.57
812	0.94	903	0.39
813	0.94	904	0.39
814	0.94	905	0.48
815	0.94	906	0.48
816	0.94	907	0.69
817	0.94	920	0.66
818	0.94	943	0.85
819	0.94	944	0.85
820	0.94	945	0.85
821	0.94	946	0.85
822	0.94	947	0.85
823	0.94	948	0.85
824	0.94	949	0.85
825	0.94	950	0.85
826	0.94	1047	1.09
827	0.94	1048	1.09
828	0.94	1049	1.09
829	0.94	1050	1.09
830	0.94	1051	1.09
831	0.94	1052	1.09
832	0.94	1053	1.09
833	0.94	1054	1.09
834	0.94	1055	1.09
835	0.94	1056	1.09
836	0.94	1057	1.09
837	0.94	1058	1.09
838	0.94	1059	1.15
839	0.94	1060	1.15
840	0.94	1061	1.15
841	0.94	1062	1.15
842	0.94	1114	0.73
843	0.94	1116	0.92

1118	0.59	1134	0.73
1120	0.73	1136	0.69
1122	0.73	1140	0.82
1124	0.69	1142	0.69
1126	0.59	1144	0.63
1128	0.62	1146	0.69
1130	0.69	1148	0.88
1132	0.69		

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 1/119th of the common expenses and credited with 1/119th 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

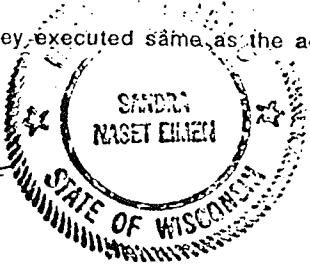
NOTARIZATION

STATE OF WISCONSIN )  
 ) ss  
 COLUMBIA COUNTY )

Personally appeared before me this 19th day of June, 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 Janet Eimer*  
Notary Public, Columbia County, WI  
My Commission: 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 }  
RECEIVED FOR RECORD

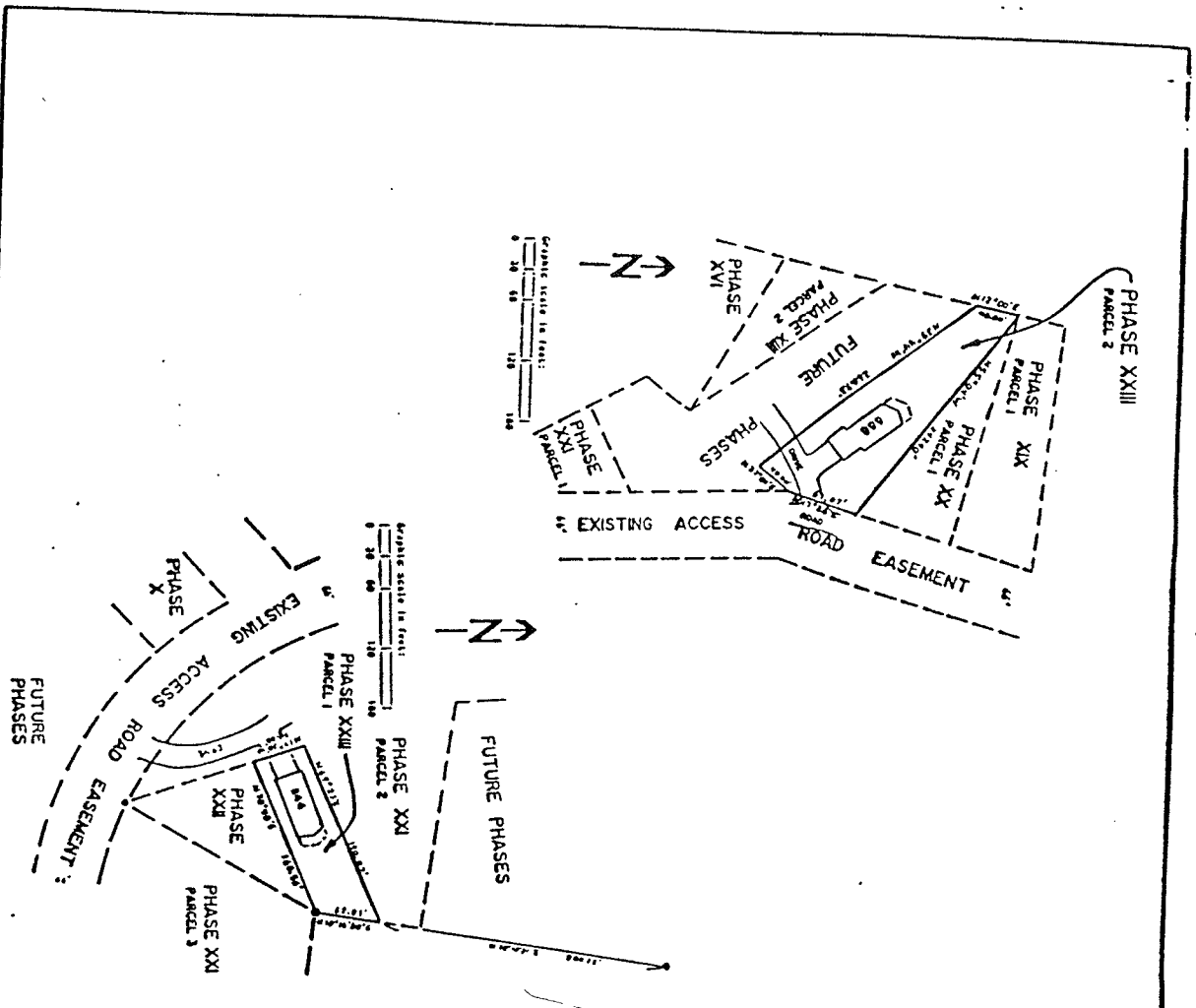
JUN 21 1990

*Penny Judd*

Reg. of Deeds at 8:00 A M

*Return to: ccwc*





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 XXIII

PHASE XXIII, PARCEL 1 Description:  
 A parcel of land located in NE3-SE5, Section 2 and Government Lot 4, Section 1, all, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line:  
 Beginning at the northwest corner of PHASE XXIII, Saddle Ridge Condominium; thence S70°48'W along north line of said PHASE XXIII, 160.56 feet to east line of PHASE XXI, PARCEL 2, Saddle Ridge Condominium; thence N17°30'W along said east line, 50.00 feet to corner of said PHASE XXI, PARCEL 2; thence S69°23'E along south line of said PHASE XXI, PARCEL 2, 190.07 feet to corner of said PHASE XXI, PARCEL 2; thence S10°18'20"W, 628.3 feet to point of beginning.  
 Said parcel contains 9,140 square feet or 0.210 acres.

PHASE XXIII, PARCEL 2 Description:  
 A parcel of land located in NE3-SE5, Section 2, T12N, R9E, Town of Pacific, Columbia County, Wisconsin bounded by the following described line:  
 Beginning at the most westerly corner of PHASE IX, PARCEL 1, Saddle Ridge Condominium; thence S55°04'E along south line of said PHASE IX, PARCEL 1, 247.90 feet; thence S17°25'W, 69.07 feet; thence S37°01'W, 40.00 feet; thence N35°44'W, 260.33 feet; thence N12°00'E, 40.00 feet to point of beginning.  
 Said parcel contains 17,860 square feet or 0.406 acres.

- Found 3/4" round iron rod.
- Found 1 1/2" round iron rod.

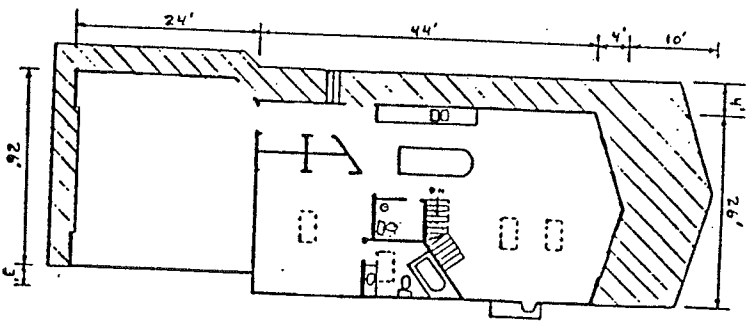
I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building and driveway constructed or to be constructed as proposed at 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 Beret to exclude certain requirements of A-27, Wisconsin Administrative Code, namely setting monuments at the corners of the parcel described.  
 Condominium Plat  
 Saddle Ridge  
 PHASE XXIII  
 Page 1 of 2 pages



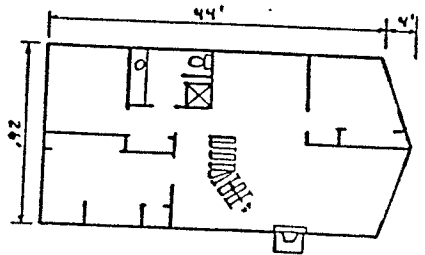


I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

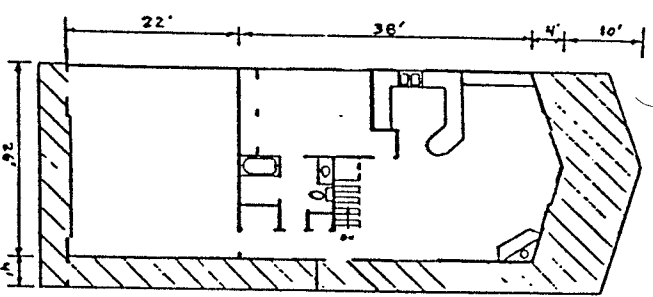
AMENDMENT TO CONDOMINIUM PLAT OF  
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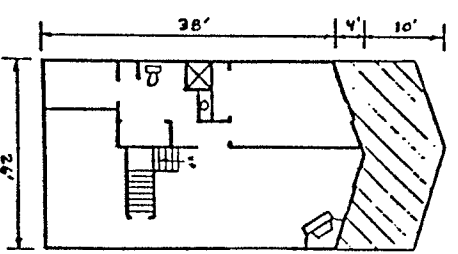
UNIT 888  
 First Floor Plan



UNIT 888  
 Basement Plan



UNIT 1144  
 First Floor Plan



UNIT 1144  
 Basement Plan

