

**SUPPLEMENT TO POA
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR CHRISTMAS MOUNTAIN
VILLAGE**

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SUPPLEMENT TO POA DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHRISTMAS MOUNTAIN VILLAGE ("Supplement") is made as of the 31 day of December 2019, by **BLUEGREEN VACATIONS UNLIMITED, INC.**, a Florida corporation, f/k/a **DELLONA ENTERPRISES, INC.** (the "Company").

WHEREAS, the Company is the developer under that certain POA Declaration of Covenants, Conditions and Restrictions for Christmas Mountain Village recorded on August 26, 1991 in Volume 002, page 762, as Documents 553963, as amended by that certain First Amendment to POA Declaration of Covenants, Conditions and Restrictions for Christmas Mountain Village recorded on August 26, 1991 in Volume 002, page 791, as Document 553964 (as amended the "POA Declaration"); and

WHEREAS, the Company and Bluegreen Vacations Corporation, a Florida corporation ("BXG", together with the Company, the "Sellers") are the owners of certain real property located in the Development commonly known as the Ski Hill, a Pines Golf Course, and Oaks Golf Course and as more particularly described in Exhibit A attached hereto (the "Resort Recreational Facilities"); and

WHEREAS, the Sellers intend to transfer the Resort Recreational Facilities to The Timbers at Christmas Mountain Association, U.A., a Wisconsin unincorporated association ("Timbers"); and

WHEREAS, a portion of the Resort Recreational Facilities was not previously subject to the POA Declaration as more particularly described in Exhibit B attached hereto ("Additional Lands"); and

WHEREAS, Section 2.2 of the Declaration permits the Company, as the Declarant under the Declaration, to record a supplemental declaration with respect to any additional property subject to the Declaration; and

Recording Area

Name and Return Address

Ethan Schwenker
Quarles & Brady LLP
33 East Main Street, Suite 900
Madison, Wisconsin 53703

See Exhibit A

Parcel Identification Number (PIN)

WHEREAS, the Company now desires to supplement the Declaration as it affects and encumbers the Property to, among other things, designate additional “Delegates” and “Existing Associations”, provided for the as set forth herein;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company hereby declares that the Declaration is supplemented as follows:

1. Capitalized terms used but not defined in this Supplement shall have the meanings given to such terms in the Declaration.

2. Pursuant to Section 1.17 of the Declaration, in addition to those entity therein named, the following are declared to be Existing Associations:

The Timbers at Christmas Mountain Association, U.A; and
Christmas Mountain Golf Estates Property Owners Association, Inc.

3. Pursuant to Section 5.5 of the Declaration, each Existing Association referenced in Section 2 above shall have one (1) Delegate who shall be an executive officer of such Existing Association, appointed by the Board of Directors for each Existing Association.

4. As set forth in Section 5.1, the administration, operation, and maintenance of the Recreational Facilities and any assessments related thereto shall be undertaken by the Existing Association or Christmas Mountain Village Property Owner’s Association, Inc., as the case may be.

5. Pursuant to Section 2.2 of the POA Declaration, the Additional Lands are hereby subjected to the POA Declaration and constitute “Added Property” as that term is defined therein.

6. This Supplement binds successors and assigns and the rights, benefits, covenants and burdens set forth herein shall bind the Property and run with the land.

7. Except as otherwise expressly set forth herein, the Declaration remains unmodified and in full force and effect.

[Remainder of page intentionally left blank]

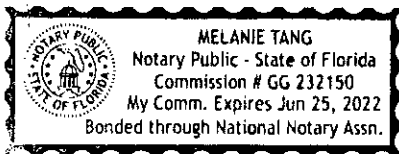
IN WITNESS WHEREOF, the Company has executed this Supplement as of the date first above written.

BLUEGREEN VACATIONS UNLIMITED, INC., a Florida corporation, f/k/a **DELLONA ENTERPRISES, INC.**

By: _____
Name: Adrienne Kelley
Title: Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF Palm Beach)

Personally came before me this 30 day of December, 2019, the above-named Adrienne Kelley, to me known to be the agent of BLUEGREEN VACATIONS UNLIMITED, INC., who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.



Print Name: Melanie Tang
Notary Public, State of ~~Wisconsin~~ Florida
My Commission: 6/25/22

This instrument was drafted by:

Ethan Schwenker, Esq.
Quarles & Brady LLP
33 East Main Street
Madison, Wisconsin 53714

EXHIBIT A
LEGAL DESCRIPTION OF RECREATIONAL FACILITIES

PARCEL A:

That part of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 11, T 13N, Range 5E, lying Southerly of County Trunk Highway HH and Westerly of Certified Survey Map No. 4193 recorded in Volume 21 of Certified Survey Maps, page 4193 as Document No. 721002 Town of Dellona, Sauk County, Wisconsin,
Tax Parcel No. 006/0215-00000

PARCEL B:

Lots One (1) and Two (2), Certified Survey Map No. 4193 recorded in Volume 21 of Certified Survey Maps, page 4193 as Document No. 721002 located in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel Nos. 006/0216-21000 and 006/0216-20000

PARCEL C:

The Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 11, Township Thirteen (13) North of Range Five (5) East, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM that part of the below lying in the above:

The Plat of The Villas at Christmas Mountain, a Condominium Phase VI, "The Oaks", Town of Dellona, Sauk County, Wisconsin.

The Plat of "The Timbers East" recorded August 22, 2013 as Document No. 818604, Town of Dellona, Sauk County, Wisconsin.

and

The Plat of The Villas at Christmas Mountain, and Phases II and Phase III, a Condominium, Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1), Certified Survey Map No. 2147 recorded in Volume 8 of Certified Survey Maps, page 2147 as Document No. 527098 located in the Town of Dellona, Sauk County, Wisconsin.

FURTHER EXCEPTING:

Lots One (1) and Two (2), Certified Survey Map No. 4193 recorded in Volume 21 of Certified Survey Maps, page 4193 as Document No. 721002 located in the Town of Dellona, Sauk County, Wisconsin.

and

The Plat of First Addition to Christmas Mountain Condominium Phase I, Town of Dellona, Sauk County, Wisconsin.

and

The Plat of The Villas at Christmas Mountains, Phase II, a Condominium, Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0216-00000

PARCEL D:

The Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 11, T 13N, Range 5E, located in the Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM:

The Plat of "The Timbers East" recorded August 22, 2013 as Document No. 818604, being part of Lot 1 of CSM No. 2147, located in the Town of Dellona, Sauk County, Wisconsin.

and

The Plat of The Villas at Christmas Mountain, a Condominium Phase VI, "The Oaks", Town of Dellona, Sauk County, Wisconsin.

and

The Plat of First Addition to Christmas Mountain, Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1), Certified Survey Map No. 4801 recorded in Volume 26 of Certified Survey Maps, page 4801 as Document No. 803899, in the Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1), Certified Survey Map No. 3605, recorded in Volume 18 of Certified Survey Maps, page 3605 as Document No. 650852, in the Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0217-00000

PARCEL E:

The Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 14 T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM:

The Plat of The Villas at Christmas Mountain, a Condominium Phase III, Town of Dellona, Sauk County, Wisconsin.

and

The Plat of The Villas at Christmas Mountain, a Condominium Phase IV, Town of Dellona, Sauk County, Wisconsin.

and

Lots Six (6), Eight (8) and Nine (9) of the Plat of Christmas Mountain, Town of Dellona, Sauk County, Wisconsin.

and

Lot Ten (10) of the Plat of Christmas Mountain, EXCEPTING Therefrom the Villas at Christmas Mountain Condos (The Cabin), Town of Dellona, Sauk County, Wisconsin.

and

Second Replat Villas at Christmas Mountain Phase V, The Cabins, Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1) Certified Survey Map No. 5045 recorded in Volume 28 of Certified Survey Maps, page 5045 as Document No. 842835, Town of Dellona, Sauk County, Wisconsin.

and

The Timbers of Christmas Mountain Phase II, Town of Dellona, Sauk County, Wisconsin.

and

The Timbers of Christmas Mountain Phase III Condos, Town of Dellona, Sauk County, Wisconsin.

and

The Timbers of Christmas Mountain Phase V Condos, Town of Dellona, Sauk County, Wisconsin.

and

The Timbers of Christmas Mountain Phase IV Condos, Town of Dellona, Sauk County, Wisconsin.

and

The Deluxe Timbers a Condo Plat Phase 1, Rev 1 and Phase 2, Town of Dellona, Sauk County, Wisconsin.

and

Timbers at Christmas Mountain Phase 1 Town Homes Condo, Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0256-00000

PARCEL F:

Lot One (1) Certified Survey Map No. 2078 recorded in Volume 8 of Certified Survey Maps, page 2078 as Document No. 522319, Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0255-10000

PARCEL G:

Lot One (1) Certified Survey Map No. 2148 recorded in Volume 8 of Certified Survey Maps, page 2148 as Document NO. 527099, located in the Town of Dellona, Sauk County, Wisconsin.

EXCEPTING Therefrom

The Deluxe Timbers of Christmas Mountain Phase II revised, Town of Dellona, Sauk County, Wisconsin.

and

The Timbers of Christmas Mountain Phases I thru VI, Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0257-10000

PARCEL H:

The Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 14, T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM:

Lot One (1), Certified Survey Map No. 2148 recorded in Volume 8 of Certified Survey Maps, page 2148 as Document No. 527099, located in the Town of Dellona, Sauk County, Wisconsin.
and

The Deluxe Timbers of Christmas Mountain Phase II revised, Town of Dellona, Sauk County, Wisconsin.
and

The Timbers of Christmas Mountain Phases I Town Homes Condo Plat, Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0257-00000

PARCEL I:

The Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 14, T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM:

Lot One (1) Certified Survey Map No. 2078 recorded in Volume 8 of Certified Survey Maps. page 2078 as Document No. 522319 Town of Dellona, Sauk County, Wisconsin.
and

Outlot Two (OL 2) of Christmas Mountain Golf Estates, in the Town of Dellona, Sauk County, Wisconsin.
and

Lot One (1), Certified Survey Map No. 4194 recorded in Volume 21 of Certified Survey Maps, page 4194 as Document No. 721003, Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0258-00000

PARCEL J:

The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 11 T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM:

The Plat of First Addition of Christmas Mountain, Town of Dellona, Sauk County, Wisconsin.
and

Lot One (1), Certified Survey Map No. 4801 recorded in Volume 26 of Certified Survey Maps, page 4801 as Document No. 803899, in the Town of Dellona, Sauk County, Wisconsin.
and

Lot One (1), Certified Survey Map No. 6065 recorded in Volume 35 of Certified Survey Maps, page 6065 as Document No. 1044768, in the Town of Dellona, Sauk County, Wisconsin.
and

Lot One (1), Certified Survey Map No. 4374 recorded in Volume 23 of Certified Survey Maps, page 4374 as Document No. 741171, in the Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1), Certified Survey Map No. 4801 recorded in Volume 26 of Certified Survey Maps, page 4801 as Document No. 803899, in the Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1), Certified Survey Map No. 5935 recorded in Volume 34 of Certified Survey Maps, page 5935 as Document No. 1012257, in the Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1) Certified Survey Map No. 5045 recorded in Volume 28 of Certified Survey Maps, page 5045 as Document No. 842835 Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1) Certified Survey Map No. 2078 recorded in Volume 8 of Certified Survey Maps, page 2078 as Document No. 522319, Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0255-00000

PARCEL K:

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4 of Section 12, T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM

Lot One (1) of Certified Survey Map No. 1554 recorded in Volume 6 of Certified Survey Maps, page 1554 as Document No. 473772, Town of Dellona, Sauk County, Wisconsin.

and

Certified Survey Map No. 2117 recorded in Volume 8 of Certified Survey Maps, page 2117 as Document No. 524673.

and

Lot One (1) of Certified Survey Map No. 3732 recorded in Volume 19 of Certified Survey Maps, page 3732 recorded as Document No. 660544.

Tax Parcel No. 006/0230-00000

PARCEL L:

The Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 13, T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM:

Lot One (1) of Certified Survey Map No. 1554 recorded in Volume 6 of Certified Survey Maps, page 1554 as Document No. 473772, Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1) of Certified Survey Map No. 2118 recorded in Volume 8 of Certified Survey Maps, page 2118 as Document No. 524674, Town of Dellona, Sauk County, Wisconsin.

And

FURTHER EXCEPTING:

That part of the Plat of First Addition to Christmas Mountain Golf Estates, Town of Dellona, Sauk County, Wisconsin, lying is Parcel B shown above.

Tax Parcel No. 006/0243-00000

PARCEL M:

The Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 13, T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM:

Lot One (1) of Certified Survey Map No. 1554 recorded in Volume 6 of Certified Survey Maps, page 1554 as Document No. 473772, Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1) of Certified Survey Map No. 2118 recorded in Volume 8 of Certified Survey Maps, page 2118 as Document No. 524674, Town of Dellona, Sauk County, Wisconsin.

And

FURTHER EXCEPTING:

That part of the Plat of First Addition to Christmas Mountain Golf Estates, Town of Dellona, Sauk County, Wisconsin lying in Parcel C shown above.

Tax Parcel No. 006/0242-00000

PARCEL N:

The North Half of the South 1/2 of the Northwest Quarter of Section 13, T 13N, R 5 E, Town of Dellona, Sauk County, Wisconsin.

EXCEPTING THEREFROM :

Lots One (1) and Two (2) of Certified Survey Map No. 1802 recorded in Volume 7 of Certified Survey Maps, page 1802 as Document No. 496573, Town of Dellona, Sauk County, Wisconsin.

and

Lot One (1), Certified Survey Map No. 4194 recorded in Volume 21 of Certified Survey Maps, page 4194 as Document No. 721003, Town of Dellona, Sauk County, Wisconsin.

And

FURTHER EXCEPTING:

That part of the Plat of Christmas Mountain Golf Estates, Town of Dellona, Sauk County, Wisconsin, lying in Parcel D shown above.

Tax Parcel No. 006/0245-10000

PARCEL O:

Outlot Thirteen (OL 13), First Addition to Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98147

PARCEL P:

Outlot Fifteen (OL 15), First Addition to Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98149

PARCEL Q:

Outlot One (OL 1), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98126

PARCEL R:

Outlot Two (OL 2), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98127

PARCEL S:

Outlot Four (OL 4), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98129

PARCEL T:

Outlot Six (OL 6), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98131

PARCEL U:

Outlot Seven (OL 7), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98132

PARCEL V:

Outlot Eight (OL 8), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98133

PARCEL W:

Outlot Nine (OL 9), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0989-98134

PARCEL X:

Outlot Ten (OL 10), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0989-98135

PARCEL Y:

Outlot Eleven (OL 11), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.

Tax Parcel No. 006/0989-98136

EXHIBIT B
LEGAL DESCRIPTION OF ADDITIONAL LANDS

Outlot One (OL 1), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98126

Outlot Two (OL 2), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98127

Outlot Four (OL 4), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98129

Outlot Six (OL 6), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98131

Outlot Seven (OL 7), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98132

Outlot Eight (OL 8), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98133

Outlot Nine (OL 9), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98134

Outlot Ten (OL 10), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98135

Outlot Eleven (OL 11), Christmas Mountain Golf Estate, in the Town of Dellona, Sauk County, Wisconsin.
Tax Parcel No. 006/0989-98136