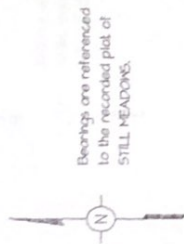


For Decl. see Doc. # 1744900
 For Amend Decl. see Doc. # 1745692
 For Add. see V.14 p. 36 Doc # 1745691

Vol. 14 Page 34

4821-4823 SARA COURT CONDOMINIUM
 Lot Nine (9), STILL MEADOWS, located in Section 20, T15N, R23E,
 Town of Sheboygan, Sheboygan County, Wisconsin.

1744899
 SHEBOYGAN COUNTY, WI
 RECORDED ON
 09/14/2004 11:26AM
 DARLENE J. NAVIS
 REGISTER OF DEEDS
 RECORDING FEE: 20.00
 PLAT FEE:
 STAFF ID: 2
 TRANS # 49674



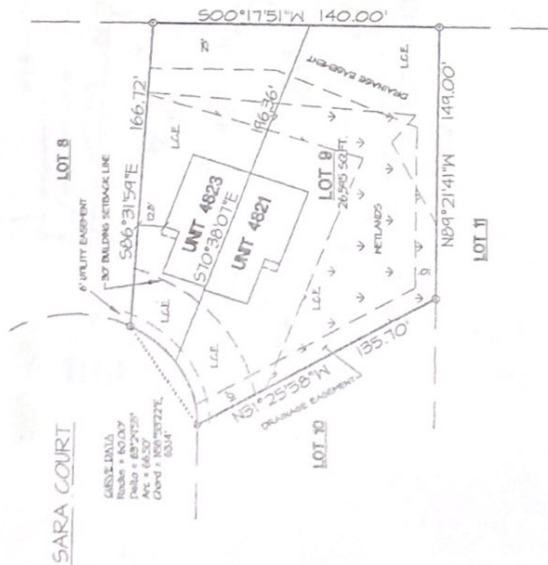
Bearings are referenced
 to the recorded plat of
 STILL MEADOWS.

LAND AREA

UNIT 4821 = 9,033 SQ. FT.
 UNIT 4823 = 11,562 SQ. FT.

LEGEND

- = 1" IRON PIPE, FOUND
- = 1 1/4" REBAR, FOUND
- L.C.E. = LIMITED COMMON ELEMENT



SITE PLAN
 SCALE 1" = 50'

NOTES:

For Ownership of each unit, the square footage is computed
 to the exterior surfaces of the walls, floor and beams which
 support the roof and floor slabs. This includes the area of
 window frames, doors and door frames of the unit.

Refer to the Condominium Declaration for further clarification.

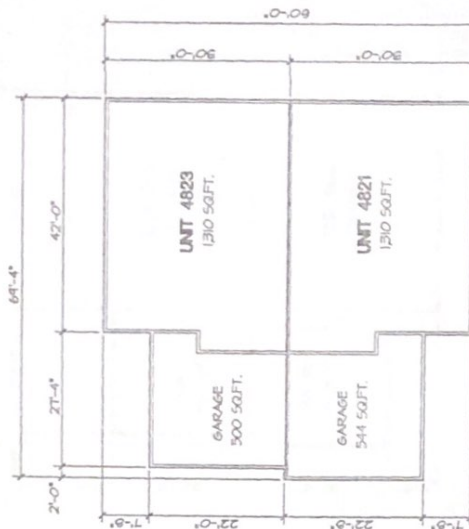


SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a correct representation
 of the Condominium described in the declaration for
 4821-4823 SARA COURT CONDOMINIUM.

Thomas M. Wood 9-1-04
 Thomas M. Wood 5-1067 DATE

FLOOR PLAN



2718 NORTH MEDE ST
 APPLETON, WI 54911
 TEL (920) 733-8777
 FAX (920) 733-4731

For Amend Decl see Doc. # 1745692

Vol. 14 Page 36

ADDENDUM NO. 1 TO:

4821-4823 SARA COURT CONDOMINIUM

RECORDED ON SEPTEMBER 14, 2004, AS DOCUMENT NO. 1744900
 Lot Nine (9), STILL MEADOWS, located in Section 20, T15N, R23E,
 Town of Sheboygan, Sheboygan County, Wisconsin.

1745691

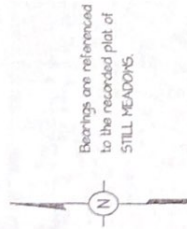
SHEBOYGAN COUNTY, WI
 RECORDED ON

09/24/2004 08:23AM

DARLENE J. NAVIS
 REGISTER OF DEEDS

RECORDING FEE: \$9.00
 PLAT FEE:

STAFF ID 2
 TRANS # 58159



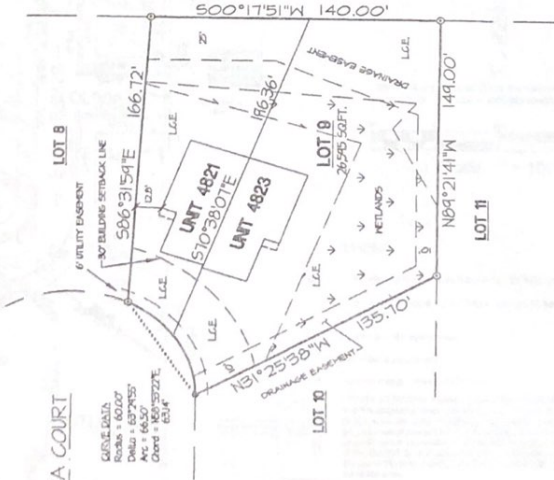
Bearings are referenced
 to the recorded plat of
 STILL MEADOWS.

LAND AREA

UNIT 4821 = 9,033 SQ.FT.
 UNIT 4823 = 11,562 SQ.FT.

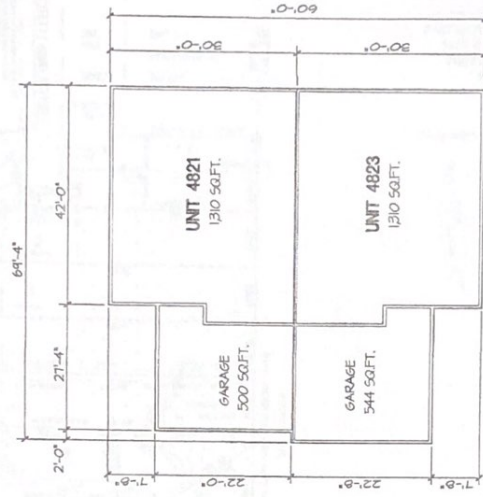
SARA COURT

CURVE DATA
 Radius = 60.00'
 Arc = 60.00'
 Chord = 60.00'
 Ord = 60.00'



SITE PLAN

SCALE 1" = 50'



FLOOR PLAN



SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a correct representation
 of the Condominium described in the declaration for
 4821-4823 SARA COURT CONDOMINIUM.

Thomas M. Wood, Sept 16, 2004
 Thomas M. Wood, S 1887 DATE

NOTES:

For Ownership of each unit, the square footage is computed
 to the exterior surfaces of the walls, floor and beams which
 support the roof, and the exterior surfaces of any windows,
 window frames, doors and door frames of the unit.

Refer to the Condominium Declaration for further clarification.

HARRIS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 AND LAND SURVEYORS
 2718 NORTH MEADE ST.
 APPLETON, WI 54911
 TEL: (920) 733-8377
 FAX: (920) 733-4731

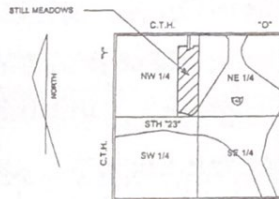
C5-0361

SUPERIOR AVENUE CTH "O"
NORTH LINE OF THE NORTHWEST 1/4
NORTH 1/4 CORNER
SEC. 20, T. 15N, R. 23E
EXISTING 1" IRON PIPE

STILL MEADOWS

ALL OF TRACT 1, CERTIFIED SURVEY MAP VOLUME 4, PAGE 254,
PART OF TRACT "A", CERTIFIED SURVEY MAP VOLUME 3, PAGE 87,
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND,
PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 20, TOWN 15 NORTH, RANGE 23 EAST,
TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

1543034
SHEBOYGAN COUNTY, WI
RECORDED OR
05-11-1999 18119 A
DARLENE J. NEUBUS
REGISTER OF DEEDS
RECORDING FEE: 50.00
PLAT FEE: 016292 2



SECTION 20, TOWN 15 NORTH, RANGE 23 EAST,
TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY,
WISCONSIN

LOCATION MAP

SCALE: 1" = 200'

NOTES

All lots in Still Meadows have an equal and undivided interest in Outlet One.

The lots in this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. Owners of these lots are responsible for plating noise sufficient to protect these lots.

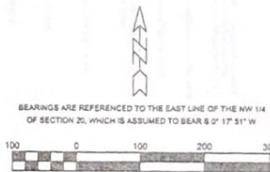
No improvements or structures are allowed between the right-of-way and the setback line. Improvements include but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.253, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assignee. Contact the Wisconsin Department of Transportation District office for more information. The phone number may be obtained by contacting your County Highway Department.

As owner I hereby restrict all lots and blocks so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. "23" as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.253, Statute, and shall be enforceable by the department or its assignee.

All linear measurements have been made to the nearest one hundredth of a foot.

All angular measurements have been made to the nearest 20 seconds and computed to the nearest half seconds.

Property owners shall be prohibited from placing any fill or blocking drainage in any way in areas designated as drainage easements. Drainage easements shall be dedicated to the Town of Sheboygan.



LEGEND

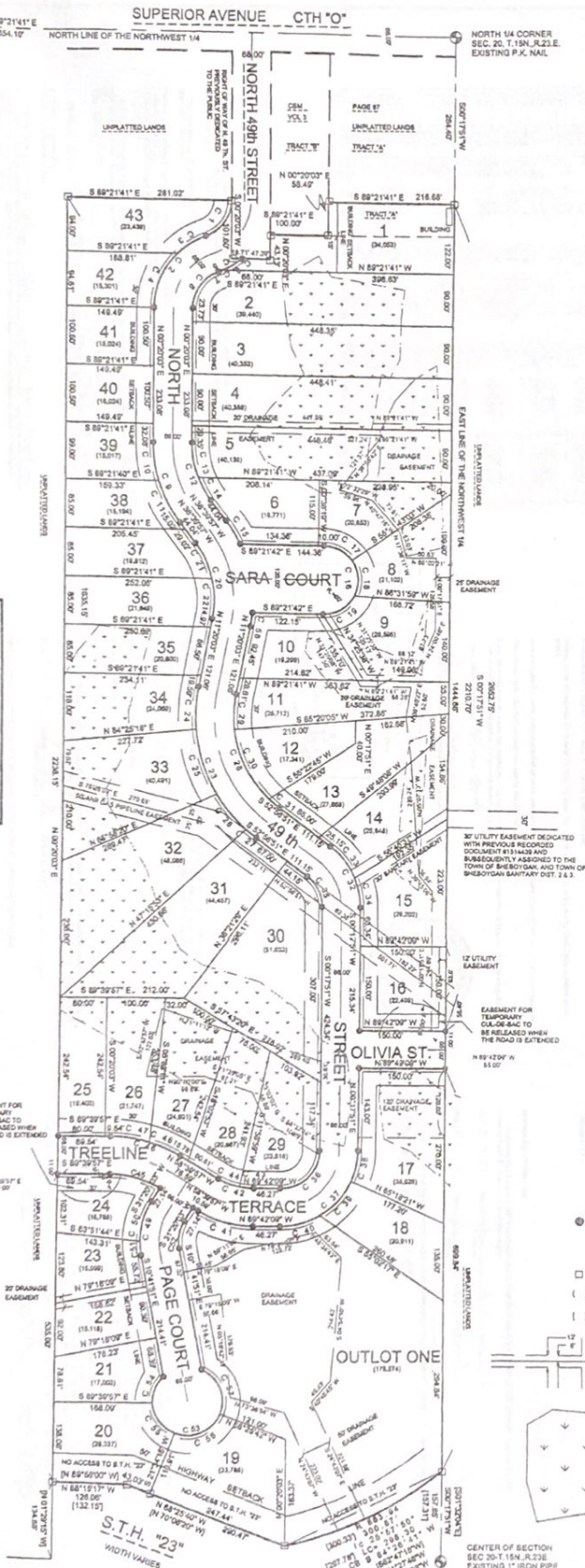
- 1-1/4" dia. round steel reinforcing rod set, 30" long, weighing 4.303 lbs. per lineal foot.
- 1" dia. round iron pipe set, 24" long weighing 1.13 feet per lineal foot at all other lot corners.
- 1" diameter iron pipe existing
- () Lot areas in square feet.
- Recorded as per Project 1222-01-21
- UTILITY EASEMENT AREAS - NO POLES OR BURIED CABLES are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. No Utility Transformers or Pedestals are to be set within two feet of a property corner monument. No conduits are to be placed within one foot of a property corner monument. The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES having the right to serve the area.

WETLANDS



Certified *Darlene J. Neubus* 1999
Register of Deeds
Department of Administration

PREPARED BY:
DAVE ENGINEERING, LLC
1811 RACINE STREET
MENASHA, WI 54952
THIS INSTRUMENT WAS DRAWN BY
CORINNE A. McINNIS
PROJECT NUMBER: 1708
SHEET 1 OF 2



FOR AFFIDAVIT SEE DOC. # 1701651 FOR AFFIDAVIT SEE DOC. # 1744309

Vol 15 Page 38

Vol 15 Page 39

TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

SURVIVORS CERTIFICATE

[illegible]

The undersigned is in receipt of possession of the above described property of the land and the same is being sold by the undersigned for reasons stated herein and the land is being sold by the undersigned for reasons stated herein.

This instrument is being sold by the undersigned for reasons stated herein and the land is being sold by the undersigned for reasons stated herein.

This instrument is being sold by the undersigned for reasons stated herein and the land is being sold by the undersigned for reasons stated herein.


Given under my hand this 24th day of August 1989


James H. Smith

James H. Smith, Registrar (Notary Public, State of Wisconsin)

WISCONSIN
JAMES H. SMITH, C.

There are no objections to this plan with respect to
Secs. 246.15, 246.16, 246.59 and 246.31 (1) and 246.
Wes. State, and ch. Trans. 233 of the Wes. Admin.
Code as provided by Sec. 246.12 (6), Wes. State.

Respectfully,

 Deborah H. Stearn
 Department of Administration

cc:  April 24th 1999

TOWN TREASURERS CERTIFICATE

State of Missouri
County of Jackson
Zackery Jay Camp

I, Debra L. Fice, being the duly elected, qualified and acting Sheriff of the County of Jackson, Missouri, do hereby certify that the within and foregoing is a true and correct copy of the original record as the same is on file in the office of the Sheriff of the County of Jackson, Missouri.

WITNESS my hand and the seal of the County of Jackson, Missouri, this 11th day of August, 1999.

Debra L. Fice

COUNTY TREASURER'S CERTIFICATE

(State of Missouri)
JRS
Boonville, Mo. 64609

I, Sandra A. Fickler, being the duly elected, qualified and acting Treasurer of the County of Douglas, do hereby certify that the money in \$798.00 above now represented by the tabs and no other tabs or coupons are due as per the following items which are included in the part of said tab below:

\$ 546.99 Margaret A. Fickler

BREXITPLAN COASTAL PLANNING & RESOURCES DEPARTMENT APPROVAL CERTIFICATE

Resolved that the List of SSM Members in the Town of Shetland, Scotland, given, is hereby approved by the Planning Director.

Approved: Mary E. Quinn Date: March 9, 1999

UTILITY EASEMENTS PROVISIONS

[illegible]

PROJECT LOCATION: 1700
 BRIGHT 2 CIR 2
 DEPTON, ALABAMA 36824
 3311 RICHARD STREET
 DAVEL ENGINEERING, LLC
 PROJECTING BY
 DAVEL ENGINEERING, LLC
 1700 BRIGHT 2 CIR 2
 DEPTON, ALABAMA 36824

PROJECT MANAGER: VITO
SILVESTROFF

PROJECT NUMBER: 1708
SHEET 2 OF 2[illegible]

CORPORATE OWNERS CERTIFICATE OF DEDICATION

ESB Meadbank, L.L.C., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, on owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and designated as represented on this plat.

[illegible]

Sent by ordinary mail on 5th day of May 1978. 1078-2 Alfred Tangle of the
 above named corporation, has acknowledged the foregoing instrument, and has consented to both
 the execution and the contents of the foregoing instrument, and has acknowledged that the
 President of said corporation, has acknowledged that the executed foregoing instrument as herein
 set forth.
 Notary Public in and for the State of New York
 My Commission Expires on _____
 My Comm. No. 1078-2

VOL 1686 PAGE 275
1550616

SHEBOYGAN COUNTY, WI
RECORDED ON

08-02-1999 3:45 PM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 12.00
TRANSFER FEE:

021074 8

(5007876-680)
Return to:
Evans Title
Box 22006
Green Bay, WI 54305

AFFIDAVIT

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE)

SS.

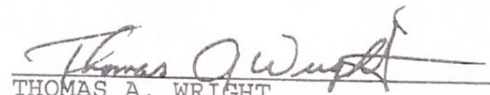
THIS AFFIDAVIT IS BEING MADE TO MAKE MORE CLEAR THE TITLE
TO THE PROPERTY DESCRIBED HEREIN. AFFIANTS HEREBY CERTIFY TO THE
FOLLOWING:

1. THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN.
2. THAT THEY ARE THE PERSONS WHO EXECUTED THE OWNER'S
CERTIFICATE ON THE RECORDED PLAT OF STILL MEADOWS, RECORDED IN
THE OFFICE OF THE REGISTER OF DEEDS FOR SHEBOYGAN COUNTY,
WISCONSIN IN VOLUME 15 OF PLATS ON PAGE 38.
3. THAT THE OWNER'S CERTIFICATE ON SAID PLAT REFLECTED THE
OWNER AS STILL MEADOWS, LLC. THIS INFORMATION WAS INCORRECT AND
THE CORRECT OWNER SHOULD HAVE BEEN REFLECTED AS CALVIN M. AKIN
AND THOMAS A. WRIGHT, AS INDIVIDUALS AND NOT AS MEMBERS OF STILL
MEADOWS, LLC.

DESCRIPTION OF PROPERTY: LOTS 1 THROUGH 43, INCLUSIVE,
ACCORDING TO THE RECORDED PLAT OF STILL MEADOWS, IN THE TOWN OF
SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

DATED THIS 28TH DAY OF JULY, 1999.


CALVIN M. AKIN


THOMAS A. WRIGHT

PAGE 1

First Affidavit of Correction

NOTARIAL PUBLIC, State of Wisconsin, County of Milwaukee, do hereby certify that the foregoing is a true and correct copy of the original as shown to me.

That said document was recorded on the 28th day of July, 1999, at 1:00 p.m. at the Milwaukee County Register's Office and was recorded in Volume 1686, Page 276, and was recorded in the Milwaukee County Register's Office.

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

PERSONALLY CAME BEFORE ME THIS 28TH DAY OF JULY, 1999, THE
AFOREMENTIONED CALVIN M. AKIN AND THOMAS A. WRIGHT, KNOWN TO ME
TO BE THE PERSONS WHO ACKNOWLEDGED THE FOREGOING DOCUMENT.

Carolyn M. Toigo
CAROLYN M. TOIGO
NOTARY PUBLIC, STATE OF WI
MY COMMISSION EXP. 7-30-2000



Drafted by Calvin M. Akin

Document Number

Plat Affidavit of Correction

AFFIANT, William F. Kottler, Reg. WI Land Surveyor, hereby swears or affirms that a certain document which was titled as follows:

Plat of Still Meadows, recorded on the 11th day of May, 1999, in book 15, page 38, as document no. 1543084 and was recorded in Sheboygan County, Wisconsin, and contained the following:

1701651

SHEBOYGAN COUNTY, WI
RECORDED ON

08/12/2003 12:59PM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 17.00
TRANSFER FEE:

STAFF ID 3
TRANS # 27354

OF PAGES: 4

This space reserved for recording data

Return to:

Davel Engineering, Inc.
1811 Racine Street
Menasha, Wisconsin 54952

Parcel Identification Number

The location of the Highway Setback line from STH 23 on Lots 19 and 20 of the Plat of Still Meadows (Exhibit "A" - sketch of the original plat showing location of the setback line)

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows:
(Exhibit "B")

A representative copy of the original document in part is attached to this affidavit

Dated this 25th day of April, 2003

William F. Kottler
William F. Kottler, Registered Land Surveyor S-2348

Affiant is the (check one)

- ☒ Drafter of the document being corrected
☐ Owner of the property described in the document
☐ Other - explain

State of Wisconsin)

)ss

Winnebago County)

Personally came before me this 25 day of APRIL, 2003, the above named William F. Kottler, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Michelle A. Sommerfeld
Michelle Sommerfeld, Notary Public, State of Wisconsin

My commission expires (is) OCT 1, 2005

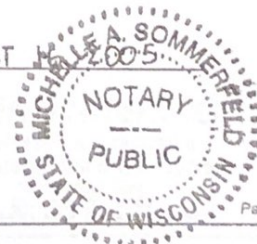
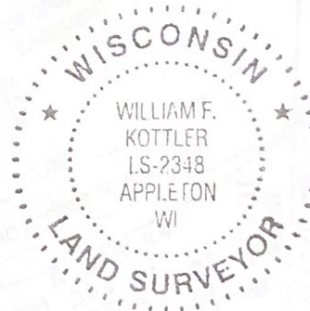
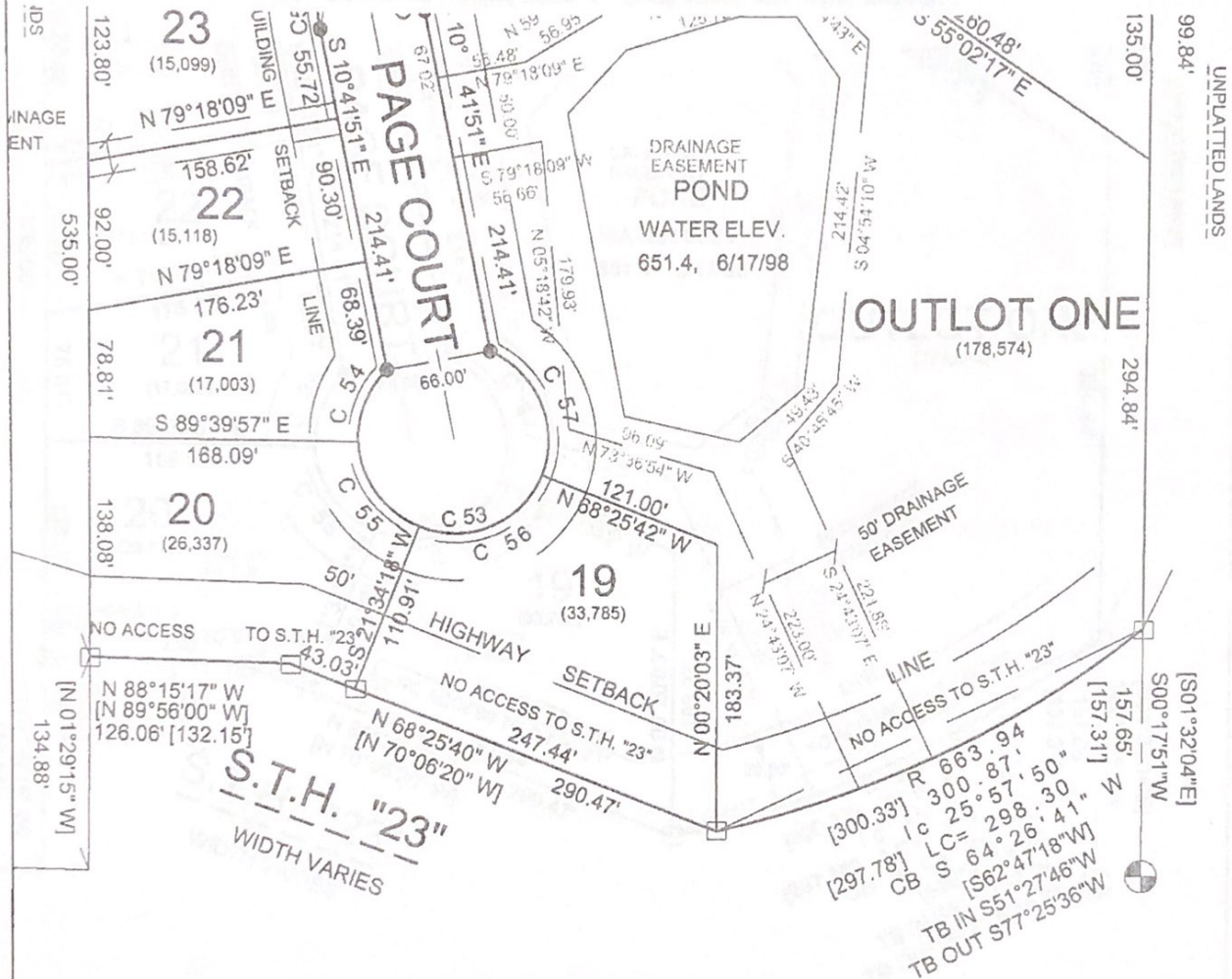


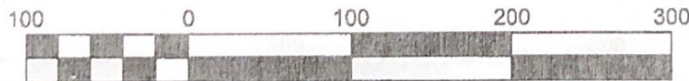
Exhibit "A"
Affidavit of Correction
Plat of
Still Meadows,

Section 20, Township 15 North, Range 23 East,
Town of Sheboygan, Sheboygan County, Wisconsin

Copy of plat showing original location of highway setback lines for Lots 19 and 20



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW 1/4
OF SECTION 20, WHICH IS ASSUMED TO BEAR S 0° 17' 51" W



Scale 1" = 100'



DAVEL ENGINEERING, INC.

Professional Engineers
Registered Land Surveyors

1811 Racine Street
Menasha, WI 54952
Ph. 920-991-1866, Fax 920-830-9595

Affidavit of Correction

Plat of

Still Meadows,

Section 20, Township 15 North, Range 23 East,
Town of Sheboygan, Sheboygan County, Wisconsin

Town of Sheboygan Approval:

This Amendment to the plat of Still Meadows is hereby approved as mapped by the Town Board of the Town of Sheboygan, Sheboygan County, Wisconsin.

Approved this 15th day of July, 2003.

David J. Schmitt
Town Chairman

Carol J. Heffeltz
Town Clerk

City of Sheboygan Approval (Extraterritorial):

This Amendment to the plat of Still Meadows is hereby approved as mapped by the Common Council of the City of Sheboygan, Sheboygan County, Wisconsin.

Approved this 28th day of July, 2003.

Armen Schramm
Mayor

Patricia Lohse
Clerk

Sheboygan County Planning and Resources Department Approval:

This Amendment to the plat of Still Meadows is hereby approved as mapped by the Sheboygan County Planning and Resources Department, Sheboygan County, Wisconsin.

Approved this 4th day of August, 2003.

Shannon K. Haydel
Authorized Representative for Sheboygan County

Wisconsin Department of Transportation Approval:

This Amendment to the plat of Still Meadows is hereby approved as mapped by the Wisconsin Department of Transportation.

Approved this 7th day of August, 2003.

William J. Dorsey
William J. Dorsey, District Director



DAVEL ENGINEERING, INC.

Professional Engineers
Registered Land Surveyors
1811 Racine Street
Menasha, WI 54952
Ph. 920-991-1666, Fax 920-830-9595

AFFIDAVIT

Document Number

Document Title

1744309

SHEBOYGAN COUNTY, WI
RECORDED ON

09/07/2004 03:21PM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 13.00
TRANSFER FEE:

STAFF ID 5
TRANS # 49331

OF PAGES: 2

Recording Area

Name and Return Address

GTI-4449
Commercial Dept.
Bay Title, 345 S. Monroe
Green Bay, WI 54301

see below

Parcel Identification Number (PIN)

Lots One through Forty-three, inclusive, and Outlot One (1), Plat of Still Meadows, in the Town of Sheboygan, Sheboygan County, Wisconsin.

Tax Key Nos. 59024-363752 through 59024-363794, consecutively, and 59024-363751 for Outlot 1.

Dated this 24th day of August, 2004 in Sheboygan, Wisconsin.

[Signature]
Calvin M. Allen, Sales Representative
Premier Real Estate Management, LLC

Personally came before me this 24th day of August, 2004 the above named Calvin M. Allen known to me to be the person subscribing the foregoing document.

[Signature]
Carolee M. Fager
Notary Public

"This page is part of this legal document DO NOT REMOVE "

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

AFFIDAVIT

State of Wisconsin)
)ss.
County of Waukesha)

Re: All lots and Outlot One in the Plat of Still Meadows, in the Town of Sheboygan, Sheboygan County, Wisconsin.

The affiant herein deposes and says:

1. That the undersigned is the only owner of the lots and Outlot One in the Plat of Still Meadows, in the Town of Sheboygan, Sheboygan County, Wisconsin.
2. That on the Plat of Still Meadows there is a Note stating that "All lots in Still Meadows have an equal and undivided interest in Outlot One".
3. That the affiant hereby removes this note from said Plat *and* any future conveyances of any of the lots in Still Meadows will not share an equal and undivided interest in said Outlot One unless specified by affiant in a conveyance of an interest in said Outlot One to another grantee.
4. That, in the future, the ownership interest in Outlot One of Still Meadows will be divided proportionately and attached to only the adjoining lots in said plat.
5. That, currently, the ownership of Outlot One will be kept in the name of the affiant only, until such time as affiant conveys the fee simple ownership of said Outlot One to another owner(s).
6. That the purpose of this affidavit is to make more clear the title to the property located in the Plat of Still Meadows.

Dated this 24th day of August, 2004 in Brookfield, Wisconsin.


Calvin M. Akin

Premier Real Estate Management, LLC:


Calvin M. Akin, Sole Member

Personally came before me this 24th day of August, 2004 the abovenamed Calvin M. Akin known to me to be the person acknowledging the foregoing document.

Carolyn M. Toigo
Notary Public State of Wisconsin
My commission expires 08/03/08

Prepared by: Calvin M. Akin



Condominium Declaration
of Conditions, Covenants,
Restrictions and Easements for
4821-4823 Sara Court Condominium

For Exhibit see
V. 14 P. 34 Doc# 1744899

1744900

SHEBOYGAN COUNTY, WI
RECORDED ON

09/14/2004 11:26AM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 25.00
TRANSFER FEE:

STAFF ID 2
TRANS # 49674

OF PAGES: 8

Return Address:

Bay Title & Abstract
532 N. 8th Street
Sheboygan, WI 53081

A. The condominium declaration requirements specified in Wis. Stat. § 703.365(2);

B. The bylaw requirements specified in Wis. Stat. § 703.366(1);

C. The condominium plan requirements specified in Wis. Stat. § 703.365(4);

D. The condominium association requirements specified in Wis. Stat. § 703.365(5); and

E. The condominium disclosure requirements specified in Wis. Stat. § 703.365(6).

2. **Legal Description.** The following described real estate is subject to the provisions of this declaration:

Lot 9 in 2nd Meadow, a recorded subdivision, being portions of all of Tract 1, Certified Survey Map Volume 4, Page 714, part of Tract "A", Certified Survey Map Volume 3, Page 87, part of the Northeast 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Town 15 North, Range 23 East, 1st and 2nd ranges, Sheboygan County, Wisconsin. (See 1st map on file 1744900)

**CONDOMINIUM DECLARATION
OF CONDITIONS, COVENANTS, RESTRICTIONS
AND EASEMENTS FOR
4821-4823 SARA COURT CONDOMINIUM**

THIS CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR 4821-4823 SARA COURT CONDOMINIUM ("Declaration"), is made pursuant to the Unit Ownership Act of the State of Wisconsin, Wis. Stat. ch. 703 ("Act"), this 10th day of September, 2004, by STILL MEADOWS, LLC, a Wisconsin limited liability company ("Declarant").

1. **Statement of Declaration.** The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed thereon to the condominium form of ownership in the manner provided by law and by this Declaration. Declarant hereby declares that it is the sole owner of the real property described in this Declaration, together with all buildings and improvements thereon, which are hereby submitted to the condominium form of use and ownership as provided in the Act and in this Declaration. The property, buildings, and improvements shall be a "Small Residential Condominium," as that term is defined in the Act. Declarant elects to have the following requirements apply to this Small Residential Condominium:

- A. The condominium declarations requirements specified in Wis. Stat. § 703.365(2);
- B. The bylaw requirements specified in Wis. Stat. § 703.365(3);
- C. The condominium plat requirements specified in Wis. Stat. § 703.365(4);
- D. The condominium association requirements specified in Wis. Stat. § 703.365(5); and
- E. The condominium disclosure requirements specified in Wis. Stat. § 703.365(8);

2. **Legal Description.** The following described real estate is subjected to the provisions of this Declaration:

Lot 9 in Still Meadows, a recorded subdivision, being a division of all of Tract 1, Certified Survey Map Volume 4, Page 254, part of Tract "A", Certified Survey Map Volume 3, Page 87, part of the Northeast ¼ of the Northwest ¼ and, part of the Southeast ¼ of the Northwest ¼ of Section 20, Town 15 North, Range 23 East, Town of Sheboygan, Sheboygan County, Wisconsin. (End of legal description.)

("Property.")

3. **Name.** The Property, and the building and improvements thereon, shall be known as "4821-4823 Sara Court Condominium."

4. **Description and Location of Buildings.** There is one main building on the Property, which building shall contain two units (Unit 4821 and Unit 4823). Said building is one story in height, and is constructed principally of wood frame, with a roof covered with asphalt composition roofing shingles. The building is located on the real estate as indicated in the copy of the condominium plat attached as Exhibit A and incorporated herein.

5. **Description of Units.**

A. Unit 4821 has a post office address of 4821 Sara Court, Sheboygan, Wisconsin, 53081. It contains 1,310 square feet, exclusive of the garage. It is one-half of a one-story duplex and includes an attached garage of 544 square feet. Unit 4821 is more particularly depicted on the copy of the condominium plat attached as Exhibit A and incorporated herein.

B. Unit 4823 has a post office address of 4823 Sara Court, Sheboygan, Wisconsin, 53081. It contains 1,310 square feet, exclusive of the attached garage. It is one-half of a one-story duplex and includes an attached garage of 500 square feet. Unit 4823 is more particularly depicted on the copy of the condominium plat attached as Exhibit A and incorporated herein.

6. **Description of Common Elements.** The common elements consist of the roof covering both units and the exterior covering of the walls, such as siding, brick, or other decorations. No major repair or replacement of the roof or a portion thereof shall be made without the agreement of both unit owners; provided, however, that minor repairs not affecting the appearance of the roof or exterior walls shall be made by the owner of the unit whose roof or wall areas require such repairs. The exterior of the building shall be maintained, decorated, and repaired so as to retain a uniform appearance of both units.

The common elements also consist of the wall between Unit 4821 and Unit 4823. Said wall is to be used by the unit owners in common, each unit owner to bear equally with the other the cost of keeping the common wall in good order and repair; provided, however, that damage to one side of the common wall not affecting the other side should be repaired by the owner of the unit on whose side the damage has occurred.

7. **Limited Common Elements and Facilities.** The limited common elements for each unit shall consist of the driveway in front of the garage leading to each unit, the patio, if any, adjacent to the unit, and the yard of each unit, which is determined by the imaginary extension of the common wall dividing the units extended to the east and northwest property lines of the property, all as more particularly described on Exhibit A. Use of the

limited common elements is restricted to use by the owner of the unit to which said limited common elements are so designated herein and on Exhibit A.

8. **Maintenance.** The unit owners shall be responsible for repair, maintenance, or replacement of their individual units. Said unit shall be repaired at the cost of each individual unit owner. Each unit owner shall keep its unit in good repair, subject only to normal wear and tear.

9. **Destruction and Reconstruction.** In the event of the total destruction of the building, it shall be determined by agreement of both unit owners whether to rebuild, repair, restore, or sell the Property. If damage is only to one unit, and such damage does not affect the other unit, then the damaged unit shall be repaired by the owner of the damaged unit.

10. **Residential Purposes.** The building and units therein contained are intended for, and restricted exclusively to, residential use.

11. **Easements.** Easements are hereby declared and granted for utility purposes, as said easements may exist and appear of record.

12. **Binding Effect.** All easements and rights described in this Declaration are easements appurtenant to and running with the land. All easements and rights described in this Declaration are granted and reserved to, and shall inure to the benefit of and be binding upon, Declarant, their heirs, successors, and assigns, and on all unit owners, purchasers, and mortgagees, their heirs, executors, administrators, successors, and assigns. Acceptance of a deed by a unit owner shall constitute an acceptance of the provisions of this Declaration, the Bylaws, and other rules and regulations adopted pursuant thereto.

13. **Insurance.** The unit owners, through the Association (as hereinafter defined), shall provide insurance coverage for loss by fire and extended coverage in an amount sufficient to protect their interest in the common elements and limited common elements, and in their individual unit. Such insurance shall be obtained in the name of the unit owner and such unit owner's mortgagee, as their interests may appear. Premiums for such insurance coverage shall be allocated to each unit based upon its insured value, as determined by the insurance carrier.

14. **Percentage of Interest.** The percentage interest in the common elements, limited common elements, and facilities appurtenant to each unit shall be as follows: 50 percent to Unit 4821; 50 percent to Unit 4823.

15. **Association.** The condominium association shall be named 4821-4823 Sara Court Condominium Association, an unincorporated, not-for-profit association ("Association"). Each unit shall have one vote at meetings of the Association, and there shall be only one class of voting membership. The Association shall not assess the Unit Owners for common expenses. Furthermore, there shall not be any annual dues collected or levied by the Association.

16. Action by the Association. All actions taken by the Association require the unanimous consent of both unit owners.

17. Amendments to Declaration, Bylaws, and Rules. This Declaration may be amended by unanimous consent of the owners of both units; the Bylaws and administrative rules of the condominium, if any, shall likewise be amended in the same manner. The unit owners, by unanimous consent, may terminate this condominium in accordance with Wis. Stat. § 703.28.

18. Service of Process. Robert Boucher shall be the person authorized to receive service of process on behalf of the Association. Service of process is to be had upon each of the respective unit owners, whose address is 9070 North Range Line Road, River Hills, Wisconsin 53217. Upon conveyance of both Units by the Declarant, the Association shall designate a successor to Robert Boucher for purposes of receiving service of process. The person so designated shall be chosen by unanimous consent of the unit owners. Future successors shall be likewise designated by unanimous consent of the unit owners.

19. Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

20. Captions. The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

21. Severability. The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provision or of any other provision hereof.

22. Homestead. This is not homestead property.

To be attached to and become part of the
Condominium Declaration

Signature:

Dated this 10th day of September, 2004

Still Meadows LLC, a Wisconsin limited
liability company:

Robert Boucher
Robert Boucher, Managing Member

ACKNOWLEDGEMENT

State of Wisconsin)
)ss.
County of Sheboygan)

Personally came before me this 10th day of September, 2004,
Robert Boucher, known to me to be the person acknowledging the
foregoing document.

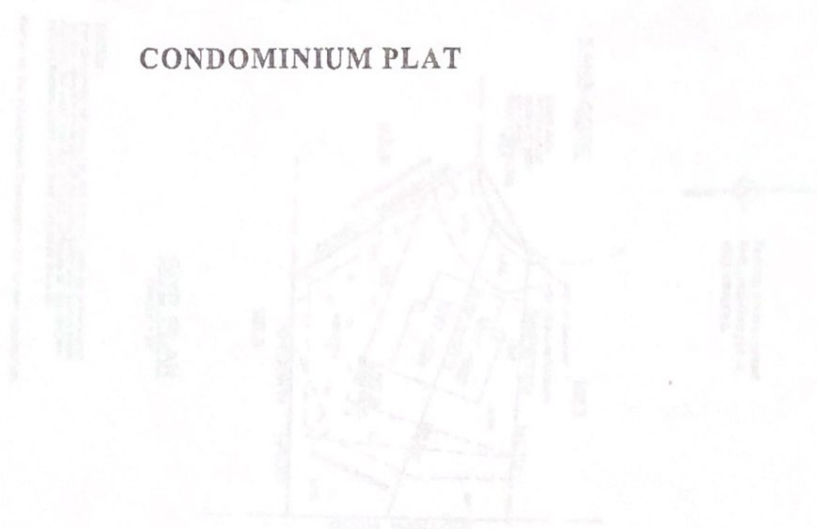
Amanda J. Reichert

Notary Public State of Wisconsin
My commission expires 8-24-08

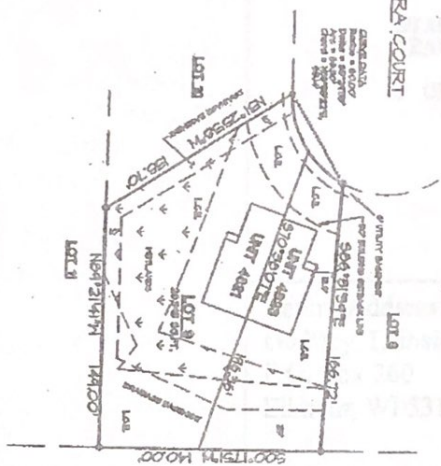


Prepared by: Godfrey, Leibsle, Blackbourn & Howarth, S.C.
11 North Wisconsin Street, P.O. Box 260
Elkhorn, WI 53121
Ph. 262-723-3220 Fax 262-723-5121

EXHIBIT A
CONDOMINIUM PLAT



Beatings are referenced to this recorded plot of STILL HEADS.



SITE PLAN

For Comprehensibility of each unit, the square footage is computed for the exterior surfaces of the walls, floor and ceiling. This method supports the roof, and the exterior surfaces of any porches, window frames, doors and door frames of the unit.

4821-4823 SARA COURT CONDOMINIUM
Lot Nine (9), STILL MEADOWS, located in Section 20, T15N, R23E,
Town of Sheboygan, Sheboygan County, Wisconsin.

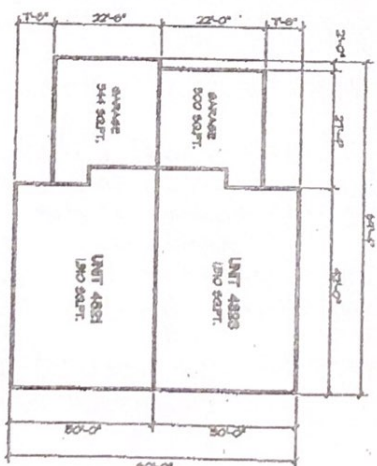
LAND AREA
WAT 44829 = 9,050 SQ.FT
WAT 44829 = 17562 SQ.FT

LISENIZ
① 1" DEON PAPER, POUND
② 1/4" FREEMAN, POUND
LCA • LIMITED COMPANY ELEPHANT



1 hereby certify that this is a correct representation
of the information described in the declaration for
4031-10035 SAWS COURT CONDOMINIUM.

FLOOR PLAN



C5-0361

Amendment No. 1 to the Condominium Declaration
of Conditions, Covenants, Restrictions and Easements for
4821-4823 Sara Court Condominium

Document Title

For Exhibit see V. 14 P. 36 Doc. # 1745691

1745692

SHEBOYGAN COUNTY, WI
RECORDED ON

09/24/2004 08:23AM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 25.00
TRANSFER FEE:

STAFF ID 2
TRANS # 50159

OF PAGES: 8

Return Address:

Godfrey, Leibslé, Blackburn & Howarth, S.
P.O. Box 260
Elkhorn, WI 53121

Paragraph 4 of the Declaration shall be amended and read as follows:

4. Definition and Location of Buildings. Each building shall contain one unit (Unit 4821 and Unit 4823). Each building shall be constructed of wood frame, with a roof covered with asphalt shingles. The building is located on the corner as indicated in the copy of the recorded condominium plat attached as Exhibit A and incorporated herein.

Paragraph 5 of the Declaration shall be amended and read as follows:

5. Description of Units.

1. Unit 4821 has a post office address of 4821 Sara Court, Sheboygan, Wisconsin, 53081. It contains 1,310 square feet, exclusive of the garage. It is one-half of a one-story duplex and includes an attached garage of 500 square feet. Unit 4821 is more particularly depicted on the copy of the recorded condominium plat attached as Exhibit A and incorporated herein.

2. Unit 4823 has a post office address of 4823 Sara Court, Sheboygan, Wisconsin, 53081. It contains 1,310 square feet, exclusive of the attached garage. It is one-half of a one-story duplex and includes an attached garage of 500 square feet. Unit 4823 is more particularly depicted on the copy of the recorded condominium plat attached as Exhibit A and incorporated herein.

Paragraph 6 of the Declaration shall be amended and read as follows:

6. Limited Common Elements and Facilities. The limited common elements for each unit shall consist of the following: a) the garage leading to each unit; b) the patio, if any, adjacent to the unit; c) the front or rear yard, which is determined by the imaginary extension of the exterior walls dividing the front and rear yards; and d) the property lines of the property, all as more particularly described on Exhibit A, the recorded condominium plat. Use of the limited common elements is restricted to use by the owner of the unit to which such limited common elements relate as set forth herein and on Exhibit A.

The Condominium Plan for 4821-4823 Sara Court Condominium is hereby amended by the amended Condominium Plan attached herein as Exhibit A and incorporated herein by reference.

**AMENDMENT NO. 1 TO THE
CONDOMINIUM DECLARATION
OF CONDITIONS, COVENANTS, RESTRICTIONS
AND EASEMENTS FOR
4821-4823 SARA COURT CONDOMINIUM**

Declarant, STILL MEADOWS, LLC, a Wisconsin limited liability company, being the owner of all Units of 4821-4823 Sara Court Condominium, a condominium declared by a Condominium Declaration of Conditions, Covenants, Restrictions and Easements for 4821-4823 Sara Court Condominium and platted by a Condominium Plat for 4821-4823 Sara Court Condominium which were recorded on in the Office of the Register of Deeds for Sheboygan County on September 14, 2004 as Document No. 1744900, does hereby amend the following provisions of the Condominium Declaration of Conditions, Covenants, Restrictions and Easements for 4821-4823 Sara Court Condominium ("Declaration") pursuant to Wis. Stat. sec. 703.09 and Paragraph 17 of the Declaration:

Paragraph 4 of the Declaration shall be amended and read as follows:

4. **Description and Location of Buildings.** There is one main building on the Property, which building shall contain two units (Unit 4821 and Unit 4823). Said building is one story in height, and is constructed principally of wood frame, with a roof covered with asphalt composition roofing shingles. The building is located on the real estate as indicated in the copy of the amended condominium plat attached as Exhibit A and incorporated herein.

Paragraph 5 of the Declaration shall be amended and read as follows:

5. **Description of Units.**

1. Unit 4821 has a post office address of 4821 Sara Court, Sheboygan, Wisconsin, 53081. It contains 1,310 square feet, exclusive of the garage. It is one-half of a one-story duplex and includes an attached garage of 500 square feet. Unit 4821 is more particularly depicted on the copy of the amended condominium plat attached as Exhibit A and incorporated herein.

2. Unit 4823 has a post office address of 4823 Sara Court, Sheboygan, Wisconsin, 53081. It contains 1,310 square feet, exclusive of the attached garage. It is one-half of a one-story duplex and includes an attached garage of 544 square feet. Unit 4823 is more particularly depicted on the copy of the amended condominium plat attached as Exhibit A and incorporated herein.

Paragraph 7 of the Declaration shall be amended and read as follows:

7. **Limited Common Elements and Facilities.** The limited common elements for each unit shall consist of the driveway in front of the garage leading to each unit, the patio, if any, adjacent to the unit, and the yard of each unit, which is determined by the imaginary extension of the common wall dividing the units extended to the east and northwest property lines of the property, all as more particularly described on Exhibit A, the amended condominium plat. Use of the limited common elements is restricted to use by the owner of the unit to which said limited common elements are so designated herein and on Exhibit A.

The Condominium Plat for 4822-4823 Sara Court Condominium is hereby amended by the Amended Condominium Plat attached hereto as Exhibit A and incorporated herein by reference.

This Amendment No. 1 is hereby consented to by M & I Bank, lienholder of Units 4821 and 4823 of 4821-4823 Sara Court Condominium and said consent is evidenced by the written Lienholder Consent attached hereto as Exhibit B and incorporated herein by reference.

The land affected by this Amendment No. 1 is described on the attached Exhibit C which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Declarant has executed this Declaration the date first written above.

DECLARANT:

STILL MEADOWS, LLC, a Wisconsin limited liability company

By: R Boucher
Robert Boucher, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
WAUKESHA COUNTY)

Personally came before me this 17th day of September, 2004, the above-named Robert Boucher as a Member of STILL MEADOWS, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Amanda J. Reschert
Notary Public, Sheboygan County, WI
My Commission Expires: 8-24-08

This instrument was drafted by:

Anthony A. Coletti, Esq.
GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.
11 North Wisconsin Street
Post Office Box 260
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3220
Facsimile: (262) 723-5121



EXHIBIT A
AMENDED CONDOMINIUM PLAT