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SHEBOYGAN COUNTY, WI

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ELLEN R. SCHLEICHER

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AMENDMENT NO. 1 TO  
DECLARATION  
OF CONDOMINIUM

Return to:

Kettle Moraine Legal LLC

PO Box 516

Kewaskum, WI 53040

59176 746708

Parcel Numbers

AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OF BUSINESS AT  
RANDOM, A CONDOMINIUM

THIS AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM OF BUSINESS AT RANDOM, a CONDOMINIUM (this "Amendment"), is made this 7<sup>th</sup> day of March, 2024 by BUSINESS AT RANDOM LLC, by John B. Rassel, managing member (the "Declarant") and is made pursuant of the Declaration and the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes (the "Act").

RECITALS

1. This Amendment No. 1 to Declaration amends the Declaration as recorded on February 22, 2024 in the Sheboygan County Register of Deeds as Document No. 2160682.
2. This Amendment is made pursuant to Article III, Section 3.04 of the Declaration and the Declarant solely has the right to amend the Declaration for expansion of the condominium and further attests that no Units have been transferred or sold.

3. That the legal description of the real estate and the list of Units which are subject to this Amendment is attached as Exhibit A.

### AMENDMENTS

NOW THEREFORE, in accordance with the Act, the Declaration, and the foregoing recitals, the Declarant does hereby amend the Declarations as follows:

1. Article III, Section 3.01 is hereby deleted in its entirety and replaced with the following Article III, Section 3.01:

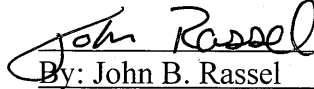
**3.01. Identification of Units.** The Condominium shall consist of twenty-four (24) units (individually a "Unit" and collectively the "Units") located in the buildings (individually a "Building" and collectively the "Buildings") identified on the Condominium Plat recorded in the Sheboygan County Register of Deeds as Volume 15 of Plats, pages 68-69 as Document No. 2160681 and the First Addendum to Condominium Plat, which is being recorded with the Sheboygan County Register of Deeds contemporaneously and attached hereto as Exhibit B and made a part hereof (collectively known as the "Condominium Plat"), together with the Common Elements as described in Article IV, whether constructed or not yet constructed. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit. The Units shall be identified as Units 1 through 24, as numbered on the Condominium Plat. Each owner of a Unit is referred to as a "Unit Owner." When a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

2. Article V, Section 5.01 is hereby deleted in its entirety and replaced with the following Article V, Section 5.01:

**5.01. Percentage Interests.** The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. Each Unit's Percentage shall be 4.16%.

3. That the changes to the Declaration as reflected by this Amendment are consistent with the Condominium Plat and First Addendum to the Condominium Plat.

IN WITNESS WHEREOF, Declarant, pursuant to the authority granted in Article III, Section 3.04 of the Declaration, has caused this instrument to be signed this 7<sup>th</sup> day of March, 2024.



By: John B. Rassel

Title: Managing Member, Business at Random LLC

STATE OF WISCONSIN           )  
  )  
COUNTY OF WASHINGTON    )

ss.

Personally came before me this 7th day of March, 2024, JOHN B. RASSEL, managing member of Business at Random LLC, who acknowledged the foregoing document for the purposes recited therein on behalf of said Declarant.



Name: Katherine A. Breuer

Notary Public, State of Wisconsin

My Commission is permanent.

☐ This notarial act involved the use of communication technology.

This document drafted by  
and should be returned to:  
Kettle Moraine Legal LLC  
PO Box 516  
Kewaskum, WI 53040  
262.477.3350

EXHIBIT A – LEGAL DESCRIPTION and UNITS

## EXHIBIT A – LEGAL DESCRIPTION

Lot One (1) of Certified Survey Map recorded on August 8, 2019 in Volume 29 of Certified Survey Maps on pages 132/5 as Document No. 2076790 and being a division of Lot Two (2) of Certified Survey Map recorded on May 10, 2012 in Volume 25 of Certified Survey Maps on pages 169/70 as Document No. 1944740 and amended by Affidavit of Correction recorded May 31, 2012 and recorded as Document No. 1945783, and being a part of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, T13N-R21E, Village of Random Lake, Sheboygan County, Wisconsin.

Units 1-24 of Business at Random, a condominium, as recorded in Volume 15 of Plats, pages 68-69 on February 22, 2024 as Document No. 2160681.

