

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM OWNERSHIP
AND COVENANTS, CONDITIONS AND RESTRICTIONS OF
WINDEPOINT ON PIGEON RIVER CONDOMINIUM

THIS AMENDMENT to the Declaration of Condominium Ownership and Covenants, Conditions and Restrictions for Windepoint on Pigeon River Condominium is made by the declarant, Frederick L. Stone, pursuant to Section 703.26 of the Condominium Ownership Act and Article II of the Declaration of Windepoint on Pigeon River Condominium recorded for record in Volume 923 of Records on pages 639/58 as document number 1080685 and the Amendment for which is recorded for record in Volume 946 on pages 155/62 as document number 1094286 in the office of the Register of Deeds for Sheboygan County, Wisconsin.

RECITALS

By this Amendment the declarant herein adds Phase II to the Windepoint on Pigeon River Condominium and Conservancy area.

ARTICLE I.

DESCRIPTION AND IDENTIFICATION OF BUILDINGS,
UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Section 1.1 Description of Real Property in Phase II:

Beginning at a point Three Hundred and Thirty-seven One Hundredths (300.37) feet South and Four Hundred Four and Sixty-six One Hundredths (404.66) feet East of the Northwest Corner of Section Sixteen (16), Township Fifteen (15) North, Range Twenty-three (23) East, thence North 88°41' East, One Hundred Ninety (190) feet; thence South 53°00' West, One Hundred Forty (140) feet; thence North 66°55' West, Sixty-seven and Nineteen One Hundredths (67.19) feet, along the chord of a curved line of Windepoint Court, thence North 10°00' West, Ninety-five (95) feet to the point of beginning containing 16,475 square feet of land and being a part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty-three (23) East, City of Sheboygan, Wisconsin.

Section 1.2 Description of Real Property in Conservancy Area:

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Fifteen (15) North, Range Twenty-three (23) East, City of Sheboygan, Wisconsin, and described as:

Beginning at a point Eight Hundred Eleven and Sixty-seven One Hundredths (811.67) feet South and Three Hundred Sixty and Thirteen One Hundredths (360.13) feet East of the Northwest Corner of said Section Sixteen (16), thence North 88°41'10" East Four Hundred Sixty-five and Thirty-five One Hundredths (465.35) feet; thence North 00°15'24" West Five Hundred Thirty (530) feet; thence South 88°41'10" West Seven Hundred Ninety-one and Ninety One Hundredths (791.90) feet; thence South 00°15'24" East, Nineteen and Seventy-nine One Hundredths (19.79) feet; thence North 88°41' East, One Hundred Ninety-eight and Thirty-eight One Hundredths (198.38) feet; thence South Two Hundred Forty (240) feet; thence North 88°41' East Forty (40) feet; thence North Two Hundred Forty (240) feet; thence North 88°41' East Three Hundred Twenty-five (325) feet; thence South 00°15' East Two Hundred Thirty-five (235) feet; thence South 40°00' West Two Hundred

Sixty-five and Sixty-eight One Hundredths (265.68) feet; thence North 40°00' West, One Hundred One and Ninety-six One Hundredths (101.96) feet; thence Southwesterly Twenty-one and Twenty-five One Hundredths (21.25) feet along the arc of a Two Hundred Nineteen and Fifty-eight One Hundredths (219.58) foot radius curve to the right, said curve having a chord which bears South 51°54' West, Twenty-one and Twenty-four One Hundredths (21.24) feet; thence South 40°00' East, One Hundred Six and Forty-one One Hundredths (106.41) feet; thence South 40°00' West, Seventy-nine and Fourteen One Hundredths (79.14) feet to the point of beginning.

Section 1.3 Description of Buildings: Phase II of Windepoint on Pigeon River Condominium shall consist of one (1) four (4) unit building. The building in Phase II shall be Building Two (2). Building Two (2) in Phase II shall contain two (2) units located on the first floor and two (2) units located on the second floor and shall be of frame construction with no basement and shall include a two (2) stall garage for each unit.

Section 1.4 Description of Units: Each of the four (4) units situated in Building Two (2) of Phase II of the project shall be separately designated by an identifying letter (A, B, C, and D) as set forth in Exhibits A and B. The living area of each unit shall be wholly located on one floor with two (2) units located on each floor. In addition, each unit shall consist of a two (2) stall garage in any area that may be designated for storage outside the living area of the unit. Access to the units shall be through the immediate limited common element to which the unit has access.

Each unit shall have gas-forced heat, gas hot water, separately metered electricity and shall include a dishwasher, garbage disposal, hood fan for a range, and central air conditioning. In addition, the units shall be carpeted throughout, except that there may be vinyl or ceramic tiles in the kitchen, utility, foyer and/or bathroom areas of the unit. Further, the garage portion of said unit shall contain an electric garage door opener. In addition, the unit may include a fireplace.

Section 1.5: With the exception of the matters set forth in this Amendment concerning the description of the buildings, the common elements and the limited common elements in the project, all other matters of such nature shall be unchanged. Exhibit C is attached hereto, setting forth the added Phase II and the building located thereon, the existing Phase I and the common element described in the declaration and known as the conservancy area.

ARTICLE II.
PROPERTY RIGHTS

...the 19th
day of Oct. A.D. 1983
at 4:23 o'clock P.M. and
Recorded in Vol. 946 of
of Records on page 163/8

Darlene J. Novis
Notary

Section 2.1 Percentage of Undivided Interest in Common Elements. The fraction

of undivided interest owned in the common elements (including the limited common elements, being a part thereof) and facilities appertaining to each unit and its owners in Phase II is based upon the square footage of the units in said Phase. The square footage of Unit A is 1,924, the square footage of Unit B is 2,104, the square footage of Unit C is 2,040, and the square footage of Unit D is 2,259. To determine the square footage to be used for computation purposes, the square footage is to be rounded off to the nearest one hundred feet, therefore, square footage to be used for the purpose of determining the appropriate fraction pursuant to the formula set forth in Article IV., Section 4.1 of the Declaration is as follows:

Unit A - 1,900 square feet	Unit B - 2,100 square feet
Unit C - 2,000 square feet	Unit D - 2,300 square feet

ARTICLE III.
MEMBERS AND THEIR VOTING RIGHTS

Section 3.1 Voting Rights: The voting rights appertaining to each unit shall be determined on the basis of the square footage of the living area of the unit and pursuant to the formula set forth in Article V., Section 5.2 of the Declaration and the rounded square footage for the purpose of determining this fraction for the units in Phase II is as follows:

Unit A - 1,400 square feet	Unit B - 1,500 square feet
Unit C - 1,600 square feet	Unit D - 1,800 square feet

Dated at Sheboygan, Wisconsin this 19th day of October, 1983.

[Signature]
FREDERICK L. STONE

STATE OF WISCONSIN)
SHEBOYGAN COUNTY)

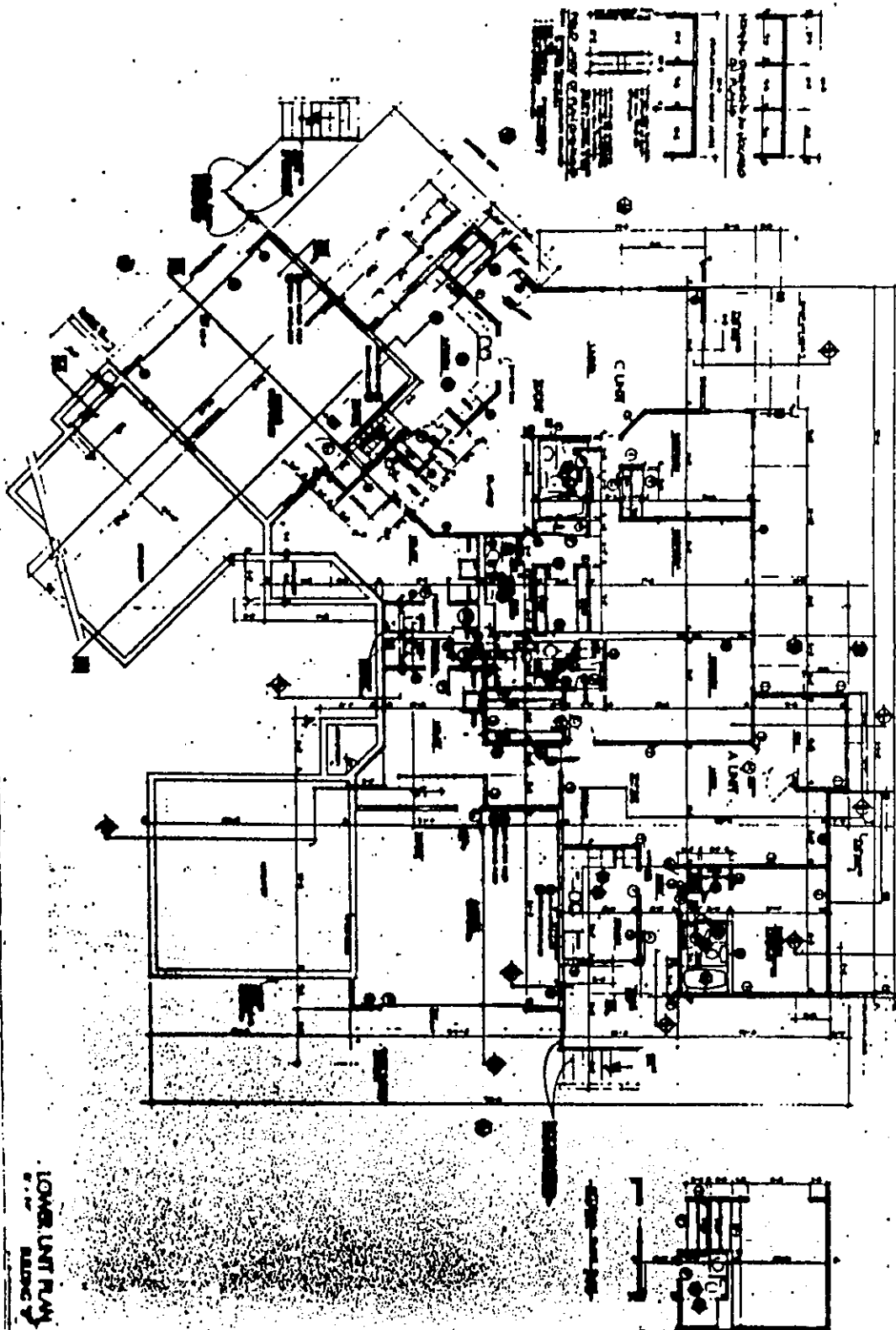
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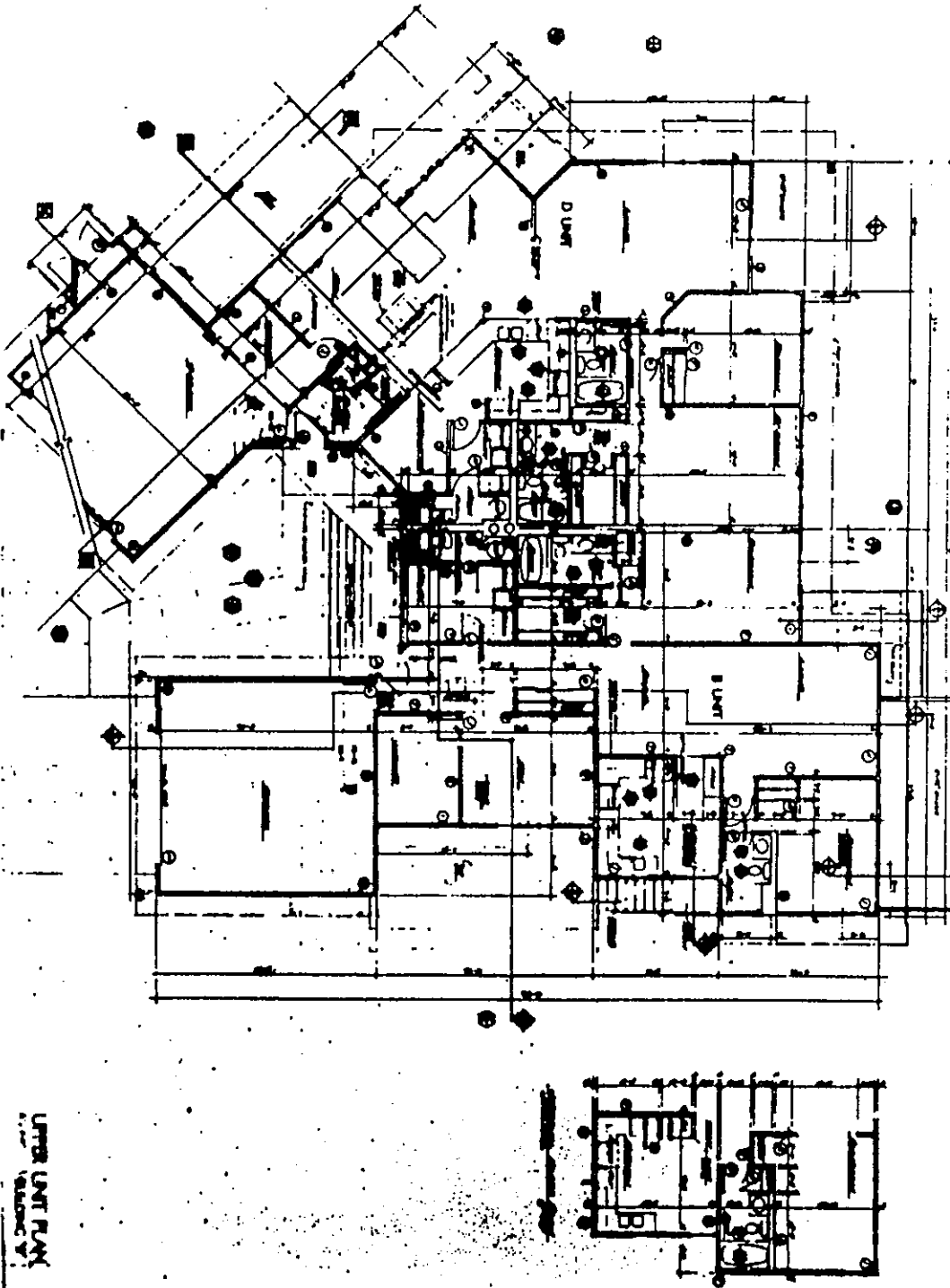
Personally came before me this 19th day of October, 1983, Frederick L. Stone, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, Sheboygan County, Wisconsin
My Commission:

This Instrument Drafted By:
CHASE, OLSEN, KLOET & GUNDERSON

1983 OCT 19 PM 4 23





UPPER UNIT PLAN
SEE VOLUME 1

CONFIDENTIAL AREA

Phase I	Phase II
1. 1000	1000
2. 1000	1000
3. 1000	1000
4. 1000	1000
5. 1000	1000
6. 1000	1000
7. 1000	1000
8. 1000	1000
9. 1000	1000
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99. 1000	1000
100. 1000	1000

WINE POINT

Quesada

	PC-10	1-10
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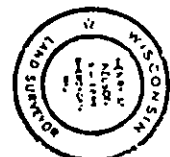
WINDY POINT - ON - THE - PIGEON RIVER
PHASE II

■ "Diet" - 100% whole wheat
 ■ "Diet" - 100% whole wheat
 ■ "Diet" - 100% whole wheat
 ■ "Diet" - 100% whole wheat



2021

PROPERTY UNIT

[illegible]