

1163164

For Exhibit see
Vol. 13, Page 33
(Condominiums)

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

VOL. 1070 PAGE 783
 REGISTER'S OFFICE
 SHEBOYGAN COUNTY, WI
 Received for Record the 28th
 day of Dec. A.D. 1987
 at 4:02 o'clock PM. and
 Recorded in Vol. 1070
 of Records on page 783/8

Darlene J. Davis
 Register

THIS AMENDMENT to the Declaration of Condominium Ownership and Covenants, Conditions and Restrictions for Windepoint on Pigeon River Condominium is made by the declarant, Windepoint Development Partnership, a co-partnership consisting of Stone Ventures, Incorporated, a Wisconsin Corporation and R.S. Sheboygan, Inc., a Wisconsin Corporation, 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 924 of Records on pages 630/58 as document number 1080685 and the Amendment for which is recorded for record in Volume 946 on pages 115/62 as document number 1094285 and the Amendment adding Phase II which is recorded for record in Volume 946 of Records on pages 163/8 as document number 1094286 and the Amendment adding Phase III which is recorded for record in Volume 968 of Records on pages 803/7 as document number 1107291 and the Amendment adding Phase IV which is recorded for record in Volume 988 of Records on pages 346/51 as document number 1118458 and the Amendment adding Phase V which is recorded for Record in Volume 995 of Records on pages 354/9 as document number 1122157 in the office of the Register of Deeds for Sheboygan County, Wisconsin.

RECITALS

1163164 8803 M00014.00 JR

By this Amendment the declarant herein adds Phase VI to the Windepoint on Pigeon River Condominium.

ARTICLE I.
DESCRIPTION AND IDENTIFICATION OF BUILDINGS,
UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

Section 1.1 Description of Real Property in Phase VI:

Beginning at a point 423.47 feet South and 269.70 feet East of the Northwest corner of said Section 16; thence South 120.00 feet; thence South 75° 00' East, 101.48 feet; thence Northeasterly 54.05 feet along the arc of a 236.24 foot radius curve to the left, said curve having a chord which bears North 25° 34' East, 54.03 feet; thence Northerly along a curved line of Windepoint Court whose chord bears North 00° 47' West 100.29 feet; thence South 88° 41' West, 120.00 feet to the point of beginning, and being a part of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼) of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Wisconsin.

Section 1.2 Description of Buildings: Phase VI of Windepoint on Pigeon River Condominium shall consist of One (1) Four (4) unit building. The building in Phase VI shall be Building Eleven (11). Building Eleven (11) in Phase VI 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.

COKG

16
 15-33

-2-

Section 1.3 Description of Units: Each of the four (4) units situated in Building Eleven (11) of Phase VI of the project shall be separately designated by an identifying letter (A, B, C and D) as set forth in Exhibit "A". 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 and any area that may be designated for storage outside the living area of the unit. Access to the units shall be through the immediate 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 1.4: 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 "B" is attached hereto, setting forth the added Phase VI and the building located thereon, the existing Phase I, II, III, IV and V and the common element described in the declaration and known as the conservancy area.

ARTICLE II. PROPERTY RIGHTS

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 VI is based on the square footage of the units in said Phase. The square footage of Unit A is 1,999; the square footage of Unit B is 2,239; the square footage of Unit C is 1,997; the square footage of Unit D is 2,216. 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:

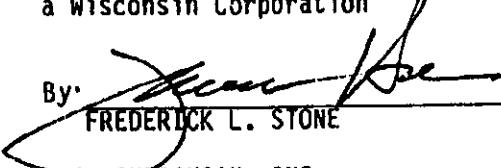
Unit A -	2,000 square feet	Unit B -	2,200 square feet
Unit C -	2,000 square feet	Unit D -	2,200 square feet

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 VI is as follows:

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

-3-

Dated at Sheboygan, Wisconsin this 29th day of OCTOBER, 1987.WINDEPOINT DEVELOPMENT PARTNERSHIP
a Co-partnershipSTONE VENTURES, INCORPORATES,
a Wisconsin CorporationBy: 

FREDERICK L. STONE

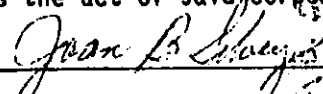
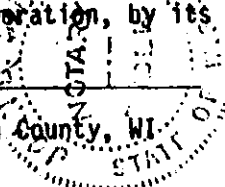
R.S. SHEBOYGAN, INC.

By: 

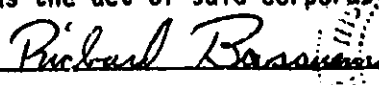
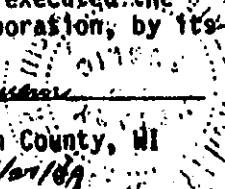
RALPH C. STAYER, PRESIDENT

STATE OF WISCONSIN)
 : ss.
SHEBOYGAN COUNTY)

Personally came before me this 29 day of October, 1987,
Frederick L. Stone, President of the above named corporation, to me known to
be the person who executed the foregoing instrument, and to me known to be
such President of said Corporation, and acknowledged that he executed the
foregoing instrument as such officer as the act of said corporation, by its
authority.


Notary Public, Sheboygan County, WI.
My Commission: 1/22/89

STATE OF WISCONSIN)
 : ss.
SHEBOYGAN COUNTY)

Personally came before me this 29 day of October, 1987,
Ralph C. Stayer, President of the above named corporation, to me known to
be the person who executed the foregoing instrument, and to me known to be
such President of said corporation and acknowledged that he executed the
foregoing instrument as such officer as the act of said corporation, by its
authority.


Notary Public, Sheboygan County, WI.
My Commission: Expires 2/21/89


This instrument was drafted by:
Attorney John N. Gunderson
CHASE, OLSEN, KLOET & GUNDERSON

CONSENT OF MORTGAGEES

The following mortgagees hereby consent to the addition of Phase VI to the condominium project known as Windepoint on Pigeon River Condominium.

FIRST INTERSTATE BANK OF WISCONSIN

By: Thomas N. Schueller
Thomas N. Schueller, Senior Vice President

By: Kevin S. Tenpas
Kevin S. Tenpas, Assistant Vice President

STATE OF WISCONSIN)
:ss.
SHEBOYGAN COUNTY)

Personally came before me this 28th day of December, 1987, Thomas N. Schueller and Kevin S. Tenpas, the Senior Vice President and Assistant Vice President, respectfully, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Senior Vice President and Assistant Vice President of said Corporation and acknowledged that they executed the foregoing instrument as such officers as an act of said corporation, by its authority.

Debra A. Lawrence
Notary Public, Sheboygan County, WI
My Commission: June 16, 1991

WINDEPOINT LAND HOLDINGS ASSOCIATES
a Wisconsin Limited Partnership

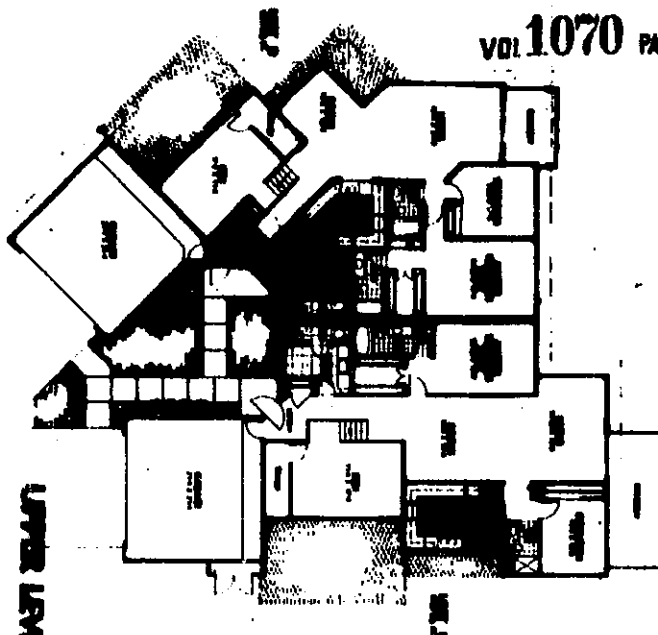
By: Frederick L. Stone
Frederick L. Stone, General Partner

STATE OF WISCONSIN)
:ss.
SHEBOYGAN COUNTY)

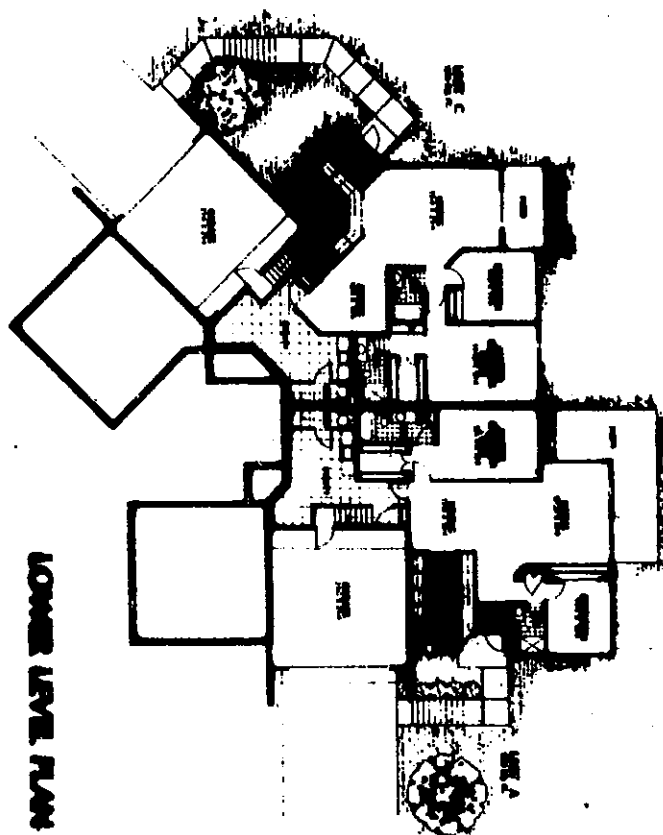
Personally came before me this 29 day of October, 1987, the above named Frederick L. Stone, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Debra A. Lawrence
Notary Public, Sheboygan County, WI
My Commission: 1/22/89

This instrument was drafted by:
Attorney John N. Gunderson
CHASE, OLSEN, KLOET & GUNDERSON



UPPER LEVEL PLAN



LOWER LEVEL PLAN

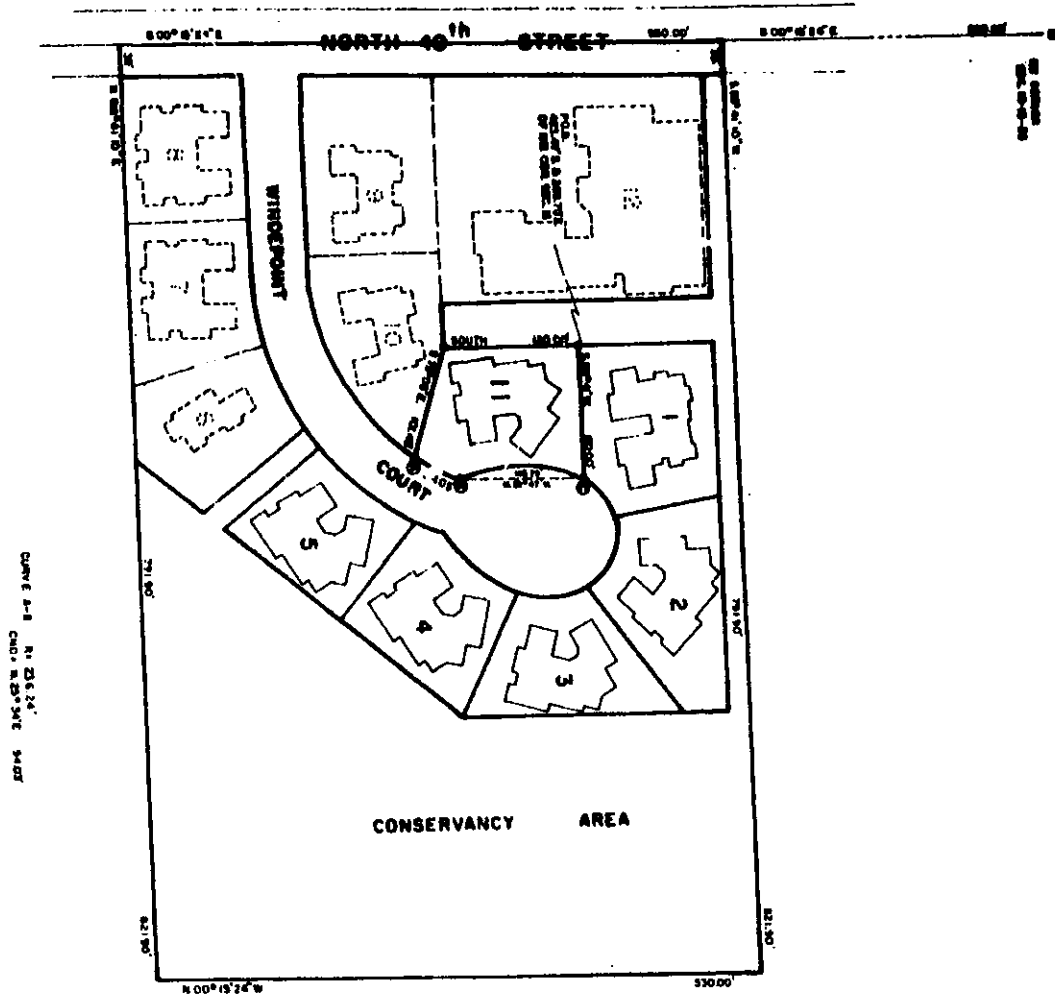


Wm J. A. B.
August 15, 1967

WINDY POINT - ON - PIGEON RIVER
PHASE VI

SHEET 2 OF 2

EXHIBIT "A "



CURVE A-B R: 236.24' CHD: 11.25' 34'E 94.05'

B. COUNTY MONUMENT
C. 1" IRON NAIL FOUND
D. PADOCKS PLATE LINE

THIS INSTRUMENT WAS DRAFTED BY MERVYN NELSON

PAGE 1 OF 2

WINDPOINT - ON PIGEON RIVER
PHASE VI

Surveyor's Certificate

I hereby certify that this plat is a true representation of the Condominium described and correctly shows the location of each building and common elements to the best of my belief and ability.

Witness my hand and seal of office at
Milwaukee, Wisconsin, this 1st day of May, 1960.

The Surveyor.

Wendepoint - on Pigeon River Phase 6 is described as:

EXHIBIT "B"