

DOCUMENT NO.

CONDOMINIUM DECLARATION

**3405244**

11-26-2001 4:14 PM

Trans. Fee

Rec. Fee 23.00  
Pages 7

**FIRST AMENDMENT TO  
CONDOMINIUM DECLARATION OF  
HICKORY MEADOWS CONDOMINIUMS**

**004883**

RECORDING DATA

**THIS AMENDMENT TO DECLARATION** is made to the Condominium Declaration of Hickory Meadows Condominiums, dated August 28, 2001, and recorded in the office of the Register of Deeds for Dane County, Wisconsin, on August 29, 2001 as Document No. 3367568 (the aforesaid Declaration is hereafter referred to as the "Declaration").

RETURN TO:  
Attorney Francis J. Eustice  
Eustice, Laffey & Shellander, S.C.  
P.O. Box 590  
Sun Prairie, WI 53590-0590

TAX PARCEL NOS:

282-0911-314-7257-2  
282-0911-314-7367-2

**WITNESSETH:**

Third Addition to Hickory Grove, LLC, Herman Kraus and Christine Kraus, as Declarant, under the Declaration and, in accordance with Section 22 of the Declaration, desire to expand the condominium to include the real estate as legally described on the attached First Addendum to Hickory Meadows Condominiums Plat attached hereto as Exhibit A.

Declarant, pursuant to Section 22 of the Declaration, has the sole discretion of expanding the Hickory Meadows Condominiums.

**NOW, THEREFORE**, the Declaration is hereby amended as follows:

1. Expansion of Condominium.

The Real Estate described on the First Addendum to Hickory Meadows Condominiums, a copy of which is attached hereto and incorporated herein by reference as Exhibit A, shall amend and replace the Condominium plat attached to the Declaration. The real estate hereby submitted shall be subject to all of the provisions of the Declaration, the By-Laws of the Hickory Meadows Condominiums Association, Ltd., and such rules, regulations, decisions and resolutions as from time to time may be adopted by said Association in accordance with its By-Laws upon the aforesaid amendment becoming effective, and all of the provisions of the Declaration shall remain in full force and effect.

7/23

2. Alteration of Unit and Percentage Ownership.

Section 9 of the Declaration shall be replaced, in its entirety, with the following:

**"9. OWNERSHIP OF UNIT AND PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND FACILITIES AND LIMITED COMMON ELEMENTS.**

Each unit owner shall own a fee simple interest in his or her condominium unit. Each unit owner shall also own an undivided interest in the common elements and facilities and limited common elements in Hickory Meadows Condominiums as a tenant in common with all other unit owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the common elements and facilities and limited common elements for all purposes incident to the use and occupancy of his or her unit as a place of residence, and such other incidental uses permitted by this Declaration, which rights shall be appurtenant to and run with his or her unit.

The percentage of such undivided ownership interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including ownership, voting, and proportionate payment of common expenses, shall be equal, and shall be as follows

UNIT NUMBER	PERCENTAGE OWNERSHIP
1041	4 1/6%
1042	4 1/6%
1043	4 1/6%
1044	4 1/6%
1046	4 1/6%
1047	4 1/6%
1048	4 1/6%
1049	4 1/6%
1061	4 1/6%
1062	4 1/6%
1063	4 1/6%
1064	4 1/6%
1066	4 1/6%
1067	4 1/6%
1068	4 1/6%
1069	4 1/6%
1081	4 1/6%
1082	4 1/6%
1083	4 1/6%
1084	4 1/6%
1171	4 1/6%
1173	4 1/6%
1211	4 1/6%
1213	4 1/6%

The percentage of such ownership of the common elements and facilities and limited common elements shall be subject to change and adjustment in the event of expansion and addition of properties and improvements to the Condominium, as provided in Section 22 herein. The percentage ownership interests in the common elements for all unit owners upon expansion of the condominium shall be 100 divided by the number of units then comprising Hickory Meadows Condominiums."

IN WITNESS WHEREOF, Third Addition to Hickory Grove, LLC, Herman Kraus and Christine Kraus, as Declarant, has executed this Amendment this 21 day of November, 2000

[Signature]  
Herman Kraus  
[Signature]  
Christine Kraus

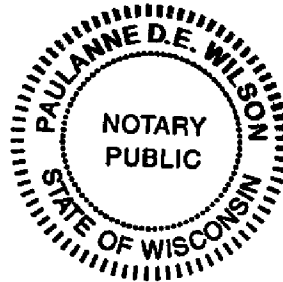
THIRD ADDITION TO HICKORY GROVE, LLC

[Signature]  
Herman Kraus, Managing Member

STATE OF WISCONSIN     )  
  ) SS  
DANE COUNTY                 )

On this 21 day of November, 2001, personally appeared before me the above named Herman Kraus and Christine Kraus, known to me to be the persons whose names are subscribed to the foregoing First Amendment to Condominium Declaration of Hickory Meadows Condominiums and they acknowledged that they executed the same for the purposes therein contained.

Paulanne D.E. Wilson  
Notary Public, State of Wisconsin  
My Commission expires: October 24, 2004



This instrument was drafted by:  
Attorney Francis J. Eustice  
Eustice, Laffey & Shellander, S.C.  
The Cornerstone, Suite 202  
100 Wilburn Road, P.O. Box 590  
Sun Prairie, WI 53590  
608/837-7386

# FIRST ADDENDUM TO HICKORY MEADOWS CONDOMINIUMS

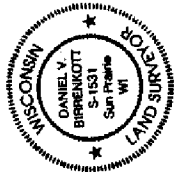
CITY OF SUN PRAIRIE, DAKE COUNTY, WISCONSIN

Description of HICKORY MEADOWS CONDOMINIUMS:

Lots 267 through 269, and 277 through 278, part of THIRD ADDITION TO HICKORY GROVE ESTATES, City of Sun Prairie, Dake County, Wisconsin.

Description of HICKORY MEADOWS CONDOMINIUMS FUTURE EXPANSION:

Lots 258 through 266, and Lots 270 through 276, part of THIRD ADDITION TO HICKORY GROVE ESTATES, City of Sun Prairie, Dake County, Wisconsin.

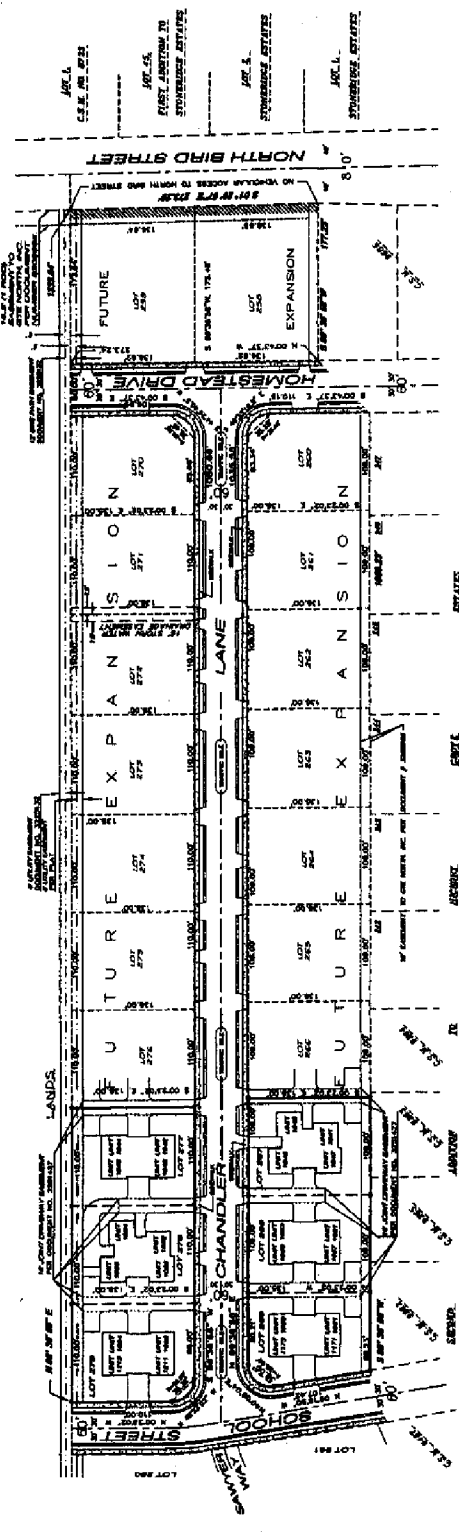


**Surveyor's Certificate:**  
I, Daniel V. Birrenkott, Wisconsin Registered Land Surveyor No. 1531, do hereby certify that I have surveyed and mapped the property described and shown on this plat in accordance with the laws of the State of Wisconsin, and that this plat is prepared in accordance with the laws of the State of Wisconsin, and is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from this plat.

Daniel V. Birrenkott, R.L.S. No. S-1531

**BUILDING UNIT INFORMATION:**

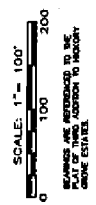
UNIT NUMBER	UNIT AREA	COMMON AREA	TOTAL UNIT AREA
UNIT 267	1000.00	100.00	1100.00
UNIT 268	1000.00	100.00	1100.00
UNIT 269	1000.00	100.00	1100.00
UNIT 270	1000.00	100.00	1100.00
UNIT 271	1000.00	100.00	1100.00
UNIT 272	1000.00	100.00	1100.00
UNIT 273	1000.00	100.00	1100.00
UNIT 274	1000.00	100.00	1100.00
UNIT 275	1000.00	100.00	1100.00
UNIT 276	1000.00	100.00	1100.00
UNIT 277	1000.00	100.00	1100.00
UNIT 278	1000.00	100.00	1100.00
UNIT 279	1000.00	100.00	1100.00
UNIT 280	1000.00	100.00	1100.00
UNIT 281	1000.00	100.00	1100.00
UNIT 282	1000.00	100.00	1100.00
UNIT 283	1000.00	100.00	1100.00
UNIT 284	1000.00	100.00	1100.00
UNIT 285	1000.00	100.00	1100.00
UNIT 286	1000.00	100.00	1100.00
UNIT 287	1000.00	100.00	1100.00
UNIT 288	1000.00	100.00	1100.00
UNIT 289	1000.00	100.00	1100.00
UNIT 290	1000.00	100.00	1100.00
UNIT 291	1000.00	100.00	1100.00
UNIT 292	1000.00	100.00	1100.00
UNIT 293	1000.00	100.00	1100.00
UNIT 294	1000.00	100.00	1100.00
UNIT 295	1000.00	100.00	1100.00
UNIT 296	1000.00	100.00	1100.00
UNIT 297	1000.00	100.00	1100.00
UNIT 298	1000.00	100.00	1100.00
UNIT 299	1000.00	100.00	1100.00
UNIT 300	1000.00	100.00	1100.00



RECEIVED FOR RECORDING THIS  
2001 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND  
DAY OF \_\_\_\_\_ AS  
OF CONDOMINIUM PLATS ON PAGE \_\_\_\_\_ AS  
DOCUMENT NUMBER \_\_\_\_\_

**LEGEND:**  
 \* = IRON STAKE FOUND  
 (L) = LIMITED COMMON ELEMENT  
 --- = 5' UTILITY EASEMENT PER PLAT  
 --- = 12' UTILITY EASEMENT PER PLAT  
 --- = 12' ONE PATH EASEMENT PER PLAT

**NOTES:**  
 1) THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.  
 2) THE DISTANCE OF A SURVEY STAKE OR MARKER IS IN VOLUNTARY RECORDATION UNDER SECTION 23.22 OF THE WISCONSIN STATUTES.  
 3) BUILDING DIMENSIONS SHOWN ON UNIT FLOOR PLANS ARE PER PLANS PROVIDED.  
 4) ALL ANGLES AND FINISHES OUTSIDE OF BUILDINGS ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED ON THE PLAT OR IN THE CONDOMINIUM DECLARATION.  
 5) FINISHES, INTERIORS, PARTS, STAIRS AND WALLS ARE ALL LIMITED COMMON ELEMENTS.  
 6) UNIT AREAS ARE APPROXIMATE AND DO NOT REPRESENT THE UNIT BOUNDARIES AS SET FORTH IN THE CONDOMINIUM DECLARATION.



JAMES C. LIGHT REGISTER OF DEEDS,  
DAKE COUNTY, WISCONSIN

004886

SHEET 1 OF 4  
OFFICE MAP NO. 010831A





