

DOCUMENT #  
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01/28/2002 03:42:52PM

Trans. Fee:  
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Pages: 7

DOCUMENT NO. | CONDOMINIUM DECLARATION

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

**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 "Declaration") and to the First Amendment to Condominium Declaration of Hickory Meadows Condominiums, dated November 21, 2001, and recorded in the office of the Register of Deeds for Dane County, Wisconsin, on November 26, 2001 as Document No. 3405244 (the "First Amendment").

001494

RECORDING DATA

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

**WITNESSETH:**

TAX PARCEL NOS:  
282-0911-314-7356-2  
282-0911-314-7246-2

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 Second 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 and First Amendment are hereby amended as follows:

1. Expansion of Condominium.

The Real Estate described on the Second 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 and First Amendment. The real estate hereby submitted shall be subject to all of the provisions of the Declaration, the First Amendment, 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 and First Amendment shall remain in full force and effect.

2. Alteration of Unit and Percentage Ownership.

Section 9 of the Declaration, as amended by the First Amendment, shall be replaced, in its entirety, with the following:

7/23

**"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.

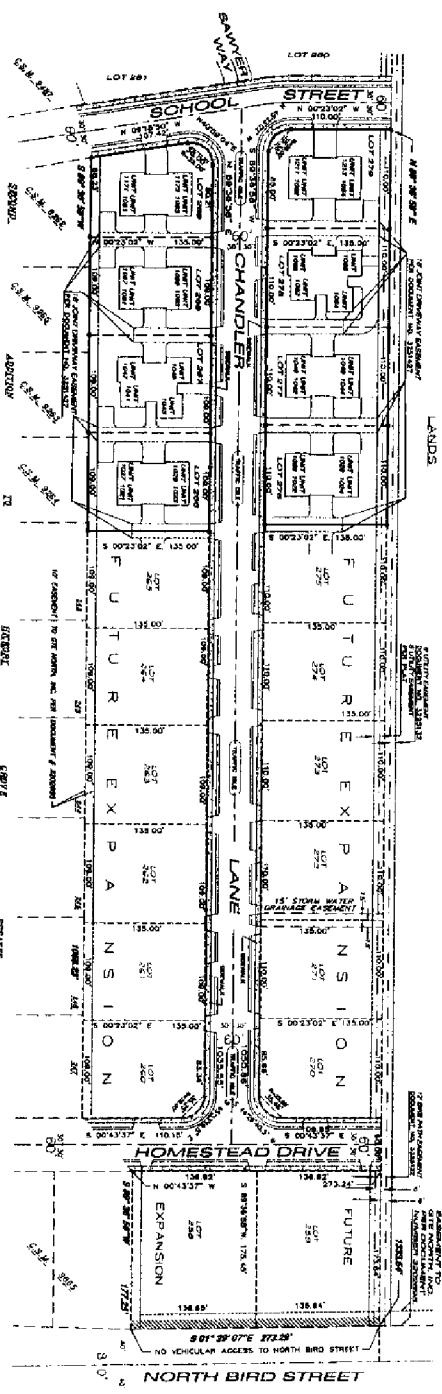
The percentage of such undivided ownership interest in the common elements and facilities and limited common elements relating to each unit and its owner for all purposes, including ownership, voting, and proportionate payment of common expenses, shall be equal, and shall be as follows

<b>UNIT NUMBER</b>	<b>PERCENTAGE OWNERSHIP</b>
1041	3 1/8%
1042	3 1/8%
1043	3 1/8%
1044	3 1/8%
1046	3 1/8%
1047	3 1/8%
1048	3 1/8%
1049	3 1/8%
1061	3 1/8%
1062	3 1/8%
1063	3 1/8%
1064	3 1/8%
1066	3 1/8%
1067	3 1/8%
1068	3 1/8%
1069	3 1/8%
1081	3 1/8%
1082	3 1/8%
1083	3 1/8%
1084	3 1/8%
1171	3 1/8%
1173	3 1/8%
1211	3 1/8%
1213	3 1/8%
1021	3 1/8%
1022	3 1/8%
1023	3 1/8%
1024	3 1/8%
1026	3 1/8%
1027	3 1/8%
1028	3 1/8%
1029	3 1/8%



**DETAILS LIST INTERIORS:**

UNIT NUMBER	UNIT AREA	COMMON AREA	TOTAL UNIT AREA
UNIT 101	204	0	204
UNIT 102	204	0	204
UNIT 103	204	0	204
UNIT 104	204	0	204
UNIT 105	204	0	204
UNIT 106	204	0	204
UNIT 107	204	0	204
UNIT 108	204	0	204
UNIT 109	204	0	204
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UNIT 111	204	0	204
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UNIT 196	204	0	204
UNIT 197	204	0	204
UNIT 198	204	0	204
UNIT 199	204	0	204
UNIT 200	204	0	204



- NOTES:**
- 1) THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
  - 2) THE DISTANCE OF A SILVER STRIKE OR WINDMILL IS IN WISCONSIN.
  - 3) BUILDING DIMENSIONS SHOWN ON UNIT FLOOR PLANS ARE PER PLANS PROVIDED.
  - 4) ALL AREAS AND FEATURES OUTSIDE OF BUILDING ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED ON THE PLAN OR IN THE CONDOMINIUM DECLARATIONS.
  - 5) PONDERS, DECKS, PATIOS, STAIRS AND WALKS ARE ALL LIMITED COMMON ELEMENTS.
  - 6) UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE THE UNIT BOUNDARIES AS SET FORTH IN THE CONDOMINIUM DECLARATIONS.

**LEGEND:**

- IRON STRIKE FOUND
- LIMITED COMMON ELEMENT
- UNITARY EASEMENT PER PLAN
- 12" BONE MAIN DRAINAGE PER PLAN

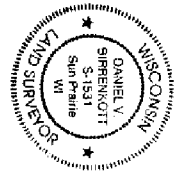
RECORDED FOR RECORDING THIS  
DATE OF \_\_\_\_\_ DAY OF \_\_\_\_\_ M, AND  
RECORDED IN VOLUME \_\_\_\_\_  
OF CONDOMINIUM PLATS ON PAGE \_\_\_\_\_ AS  
DOCUMENT NUMBER \_\_\_\_\_

PREPARED BY:  
RECORDED BY:  
DATE OF RECORDING:  
SHEET 1 OF 4  
OFFICE MAP NO. 0108319

**Surveyor's Certificate:**

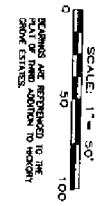
I, Daniel V. Breenholt, Wisconsin Registered Land Surveyor No. 1831, do hereby certify that I have surveyed and mapped the property described and depicted hereon in accordance with official records. I further certify that one is a correct representation of the Wisconsin Statutes Section 703.11 identification and location of each unit and the common elements can be determined from this plat.

Daniel V. Breenholt, Wisconsin Registered Land Surveyor No. 1831  
1-7-2002

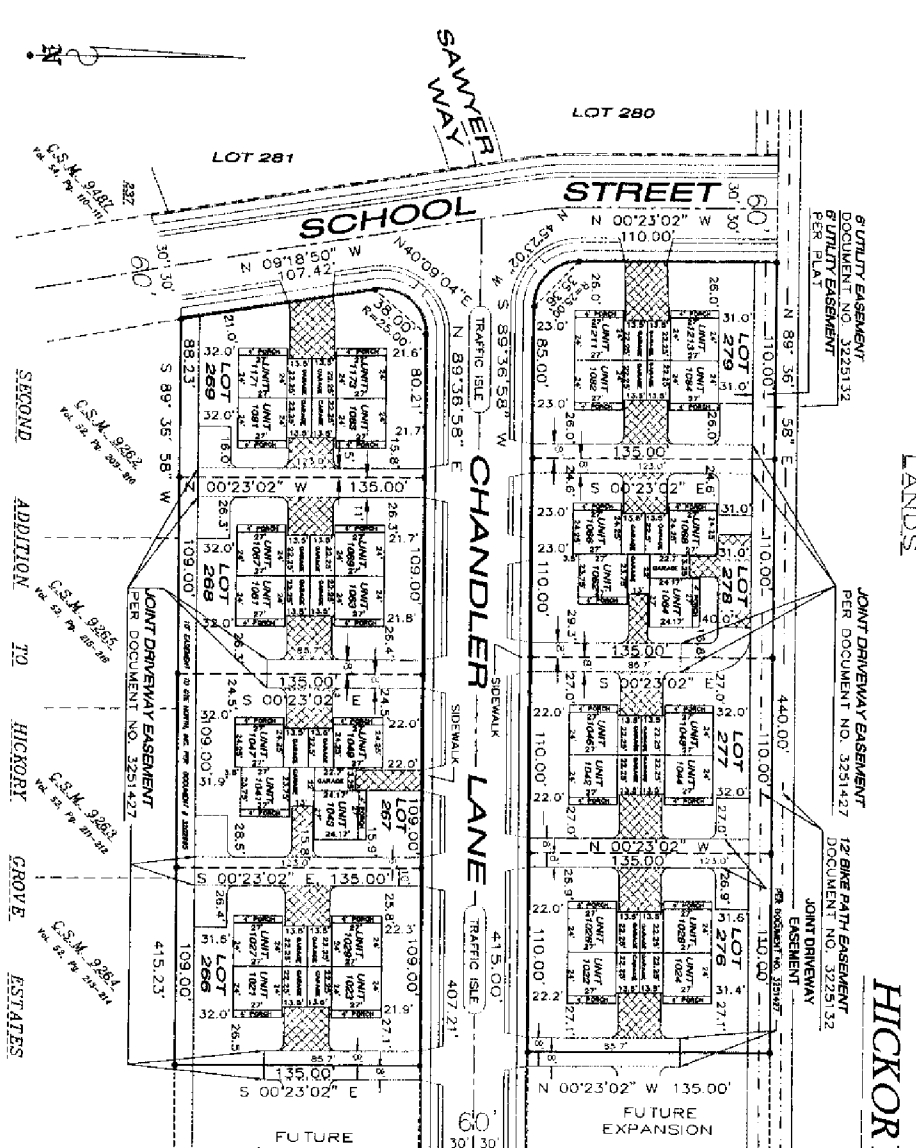


# SECOND ADDENDUM TO HICKORY MEADOWS CONDOMINIUMS

CITY OF SUN PRERIE, DANE COUNTY, WISCONSIN  
Description of HICKORY MEADOWS CONDOMINIUMS:  
Lots 266 through 283 and 276 through 278, part of THIRD ADDITION TO HICKORY GROVE ESTATES, CITY OF SUN PRERIE, DANE COUNTY, WISCONSIN  
Description of HICKORY MEADOWS CONDOMINIUMS Future Expansion:  
Lots 284 through 285, and Lots 270 through 275, part of THIRD ADDITION TO HICKORY GROVE ESTATES, CITY OF SUN PRERIE, DANE COUNTY, WISCONSIN



BOUNDARIES ARE REFERENCED TO THE  
STATE OF WISCONSIN TO HICKORY  
MOUND ESTATES.



**SECOND ADDENDUM TO  
HICKORY MEADOWS CONDOMINIUMS**

6' UTILITY EASEMENT  
DOCUMENT NO. 3225132  
PER PLAT

JOINT DRIVEWAY EASEMENT  
PER DOCUMENT NO. 3251427

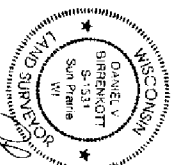
12' BIKE PATH EASEMENT  
DOCUMENT NO. 3225132

JOINT DRIVEWAY  
EASEMENT NO. 3251427

**NOTES:**

- 1) THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.
- 2) THE DIMENSIONS OF A SURVEY SHOWN BY ANCHOR IS IN HIGHLIGHT.
- 3) THE SECTION 23&32 OF THE SECTION 23&32.
- 4) BUILDING DIMENSIONS SHOWN ON UNIT FLOOR PLANS ARE FOR PLANS PROVIDED.
- 5) ALL UNITS AND FEATURES SUBJECT OF THIS SURVEY ARE COMMON ELEMENTS.
- 6) ALL UNITS AND FEATURES SHOWN ON THE FLOOR PLAN OR IN THE RECORDED PLANS.
- 7) PROPERTY, BOUNDARIES, STAKES AND MARKS ARE ALL LIMITED COMMON ELEMENTS.

- LEGEND:**
- = IRON STAKE FOUND
  - = LIMITED COMMON ELEMENT
  - = 6' UTILITY EASEMENT PER PLAT
  - = 12' BIKE PATH EASEMENT PER PLAT
  - = LIMITED COMMON ELEMENT



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FOR THE COUNTY OF DADE  
ON FEBRUARY 27, 2009  
AT 10:52 AM  
(008) 837-1041  
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OFFICE OF THE CLERK OF COURTS  
FOR THE COUNTY OF DADE  
ON FEBRUARY 27, 2009  
AT 10:52 AM  
OFFICE MAP NO. 0108519



