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THIRD AMENDMENT TO DECLARATION

Document Title

THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND
CONDITIONS FOR
BRADFORD POINT, a condominium

RECORDED

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Jan Hansen

REGISTER OF DEEDS, VILAS CO., WI

Name and Return Address

Mallery & Zimmerman, S.C.
Attn: Thomas F. Mallery
P.O. Box 479
Wausau WI 54402-0479

Chip Nielsen 20.00 pd

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**THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND
CONDITIONS FOR
BRADFORD POINT, a condominium**

THIS THIRD AMENDMENT TO DECLARATION is made as of the 21st day of February, 2000, by Paul Reid, LLP, a Wisconsin limited liability partnership.

WHEREAS, Paul Reid, LLP is the Declarant pursuant to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, as recorded on October 7, 1998, in Volume 839, pages 278 through 294, as Document No. 343272, in the office of the Register of Deeds for Vilas County, Wisconsin, as amended by First Amendment to Declaration of Condominium Ownership and of Easements, Restriction, Covenants and Conditions for Bradford Point, a condominium, as recorded on October 26, 1998, in Volume 842, pages 1 through 4, as Document No. 343869 in said Registrar's office, as further amended by Second Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, as recorded October 7, 1999, in Volume 890, pages 606 through 613, as Document 356033 in said Registrar's office (collectively the "Declaration");

WHEREAS, it is in the best interests of the unit owners to amend certain provisions of the Declaration for clarification purposes;

WHEREAS, pursuant to Section 703.09(2), of the Wisconsin Condominium Ownership Act, the necessary consents of unit owners have been obtained and are on file in the office of the Declarant; and

WHEREAS, the Declaration and this Third Amendment affect the real estate more particularly described on the attached Exhibit A which is also described in the Declaration.

NOW, THEREFORE, the Declarant hereby makes the following amendments to the Declaration:

1. Section 2.01 - Description of Units is hereby amended and replaced with the following:

The condominium consists of twenty-three (23) duplex dwellings with a total of forty-six (46) two (2) bedroom dwelling units plus fifty-four (54) garage units. Each dwelling unit is one-half of a duplex dwelling and, as such, adjoins another unit. References to "duplex" mean a duplex dwelling containing two (2) units. The duplex dwellings are also sometimes herein referred to as buildings. The ownership of one or more garage units does not change the ownership percentage of a unit owner as described in paragraph 7 below. References to unit owners in this Third Amendment as well as in the Declaration shall continue to mean the owners of dwelling units.

2. Section 3.03 - Percentage of Ownership Interest is hereby amended to provide that each unit owner shall be entitled to a 2.1739% ownership interest in the common elements and limited common elements of the condominium rather than 8.3333%. The second, third and fourth sentences of paragraph 7 of the Second Amendment to Declaration are hereby deleted.

3. Section 6.08.1 - Units is amended and replaced with the following paragraph:

Each unit shall be occupied as a two (2) bedroom residence by the unit owner and his or her household, or leased as such a residence in accordance with the provision of Section 6.08.5 below. However, the right of any unit owner to create rooms within a unit for other purposes shall not be restricted. Furthermore, this section shall not restrict the right of any unit owner to have a reasonable number of guests on a temporary, non-permanent basis. Garage units shall be used only for storage of the respective unit owner's personal property. Until all units are sold, Declarant reserves the right to maintain a model unit to be used as a sales office for demonstration and showing to prospective purchasers.

4. A new Section numbered 6.08.1A is created as follows:

Section 6.08.1A - Garage Units. Dwelling unit owners may, but are not required to, own one or more garage storage units. The ownership of a garage unit does not affect the owner's percentage of ownership interest in the common elements and limited common elements of the Condominium. A garage unit cannot be owned by anyone other than a dwelling unit owner, except that the Declarant may own any number of unsold garage units even if all dwelling units have been sold by Declarant. The owner of a garage unit may sell or convey that unit to any other unit owner in the Condominium at any time. Upon the sale of his or her dwelling unit, the owner of a garage unit shall convey all interest in the garage unit to the purchaser of his or her own dwelling or to the owner of another dwelling unit in the Condominium. In the event an owner makes conveyance of his dwelling unit without making a conveyance of his or her garage unit(s), it shall be conclusively presumed that the owner's interest in any garage unit(s) was intended to be included in the transfer of the dwelling unit, and the purchaser of the dwelling unit may seek reformation of his or her deed accordingly.

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 3130 filed in the office of the Register of Deeds for Vilas County, Wisconsin, on September 17, 1998, in Volume 11 of Certified Surveys, at Pages 74 and 75, being a part of Government Lot 2 and part of the NW ¼ of the SE ¼, Section 30, Township 40 North, Range 8 East, Town of St. Germain, Vilas County, Wisconsin, subject to the Grant of Restrictive Easement recorded July 14, 1998, in Vol. 825, page 124, as Document No. 339729.

Together with the benefit of a perpetual easement for ingress and egress over the 30-foot wide road and utility easement across Lot 2 of said Certified Survey Map No. 3130.

AND

Lot 3 of Certified Survey Map No. 3234 filed in the office of the Register of Deeds for Vilas County, Wisconsin, in Volume 11 of Certified Surveys, at Pages 219 and 220, being a part of Government Lot 2 and part of the NW ¼ of the SE ¼, Section 30, Township 40 North, Range 8 East, Town of St. Germain, Vilas County, Wisconsin, subject to the Grant of Restrictive Easement recorded July 14, 1998, in Vol. 825, page 124, Document No. 339729.