343869

Document Number

FIRST AMENDMENT TO DECLARATION

Document Title

FIRST AMENDMENT TO

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF

EASEMENTS, RESTRICTIONS, COVENANTS AND

CONDITIONS FOR

BRADFORD POINT, a condominium

RECORDED

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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

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### FIRST AMENDMENT TO

# **DECLARATION OF CONDOMINIUM OWNERSHIP AND OF**

# EASEMENTS, RESTRICTIONS, COVENANTS AND

### **CONDITIONS FOR**

## **BRADFORD POINT**, a condominium

THIS FIRST AMENDMENT TO DECLARATION is made as of this 20<sup>th</sup> day of October, 1998, 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 (the "Declaration"), 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;

WHEREAS, Declarant is the owner of all of the units of Bradford Point, a condominium, as defined in the Declaration which is legally described as follows:

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 NW¼ of the SE¼, 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.

WHEREAS, Declarant desires to amend the Declaration in accordance with Section 7.01 of the Declaration and in accordance with Section 703.09(2), Wis. Stats.

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

1. <u>Section 3.05 - Maintenance of Common and Limited Common Elements</u> is hereby amended to provide that the area of a full basement shall <u>not</u> be counted in determining the square footage of a unit. In all other respects, Section 3.05 of the Declaration remains unchanged and in full force and effect.

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- 2. <u>Section 6.08.1 Units</u> is hereby amended to change the reference in that section from 6.06.5 to 6.08.5. In all other respects, Section 3.05 of the Declaration remains unchanged and in full force and effect.
- 3. In all other respects, the Declaration remains unchanged and in full force and effect. Declarant shall cause this First Amendment to Declaration to be recorded in conformity with Section 703.09(2).

Dated as of this 20th day of October, 1998.

DECLARANT:

PAUL REID, LLP

By: GPS, Inc., its Managing Partner

By: Schiffmann, President

### ACKNOWLEDGMENT OF DECLARANT

STATE OF WISCONSIN	)
	)ss.
COUNTY OF VILAS	)

Personally came before me this \_\_\_\_\_ day of October, 1998 the above-named Glenn P. Schiffmann, the President of GPS, Inc., the managing partner of Paul Reid, LLP, to me known to be the person who executed the foregoing instrument on behalf of and upon the authority of Paul Reid, LLP.

Notary Public, State of Wisconsin :

My commission: expere 1-25-99

Ravaice M. Schiffmann.

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### MORTGAGEE'S CONSENT

The undersigned duly authorized representative of Firstar Bank Wisconsin, the owner and holder of a first and paramount mortgage lien on the condominium property described in the foregoing First Amendment to Declaration, hereby consents to the filing of this First Amendment to Declaration.

Dated this \_\_\_\_\_\_ day of October, 1998

FIRSTAR BANK WISCONSIN

By: Van E. Driessen, First Vice President

## ACKNOWLEDGMENT OF FIRSTAR BANK WISCONSIN

STATE OF WISCONSIN

COUNTY OF MARATHON )

Personally came before me this \_\_\_21st\_\_\_ day of October, 1998 the above-named Van E. Driessen, as First Vice President of Firstar Bank Wisconsin, to me known to be the person who executed the foregoing instrument on behalf of and upon the authority of Firstar Bank Wisconsin.

Sandra J. Eldredge

Notary Public, State of Wisconsin

My commission: expires 5/6/01

# THIS DOCUMENT DRAFTED BY:

Thomas F. Mallery, Esq. MALLERY & ZIMMERMAN, S.C. 101 Grand Avenue Wausau, WI 54403