

AMENDMENT NO. ONE (1) TO  
DECLARATION OF CONDOMINIUM

OF

LAKEWOOD GARDENS CONDOMINIUM HOMES

This Amendment to Declaration of Condominium is made under the Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes.

The original Declaration of Condominium of Lakewood Gardens Condominium Homes recorded in volume 860 of Records, page 11, in the office of the Dane County Register of Deeds, located in Madison, Wisconsin as document #1538997, is hereby amended as follows:

- 1) The following sentence shall be added to the end of paragraph 17 of the Declaration of Condominium:

"Notwithstanding any express or implied powers given to the Unit Owners Association pursuant to its Articles of Incorporation or By-Laws as adopted, the Unit Owners Association shall not be entitled to do any of the following acts, except as provided by statute in cases of condemnation or substantial loss to the units and/or common elements of the condominium project, unless at least two-thirds (2/3) of the first mortgagees (based upon 1 vote for each first mortgage owned), and two-thirds (2/3) of the unit owners (other than the Declarant) of the individual condominium units shall have given their prior written approval:

(a) By act or omission, seek to abandon or terminate the condominium project;

(b) Change the pro rata interest or obligations of any individual condominium unit for the purpose of;

(i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or,

(ii) determining the pro rata share of ownership of each condominium unit in the common elements;

(c) Partition or sub-divide any condominium unit;

(d) By act or omission, seek to abandon, partition, sub-divide, encumber, sell or transfer the common elements;

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4.00

(e) Use hazard insurance proceeds for losses to any condominium property, whether to units or to common elements, for other than the repair, replacement or reconstruction of such condominium property."

2) Paragraph 21 of the Declaration of Condominium shall be amended as follows:

(a) The second complete sentence of the paragraph shall be deleted in its entirety and replaced with the following:

"The Association shall levy assessments which shall be payable in regular installments, which assessments shall include an adequate reserve fund for maintenance, repairs or replacement of those common elements which must be replaced on a periodic basis."

(b) Add the following language to the end of the first paragraph of paragraph 21:

"However, where the holder of a first mortgage of record of a unit obtains title to the unit and the undivided interest in the common elements appurtenant thereto as a result of foreclosure of the first mortgage, or accepting a deed in lieu of foreclosure, such acquirer of title, his successors and assigns, shall not be liable for the share of common expenses or assessments, including any lien claims based thereon by the Association of unit owners chargeable to such unit which became due prior to the acquisition of title to such unit by such acquirer. In addition, the interest of any purchase money mortgagee shall be prior to all unpaid assessments accruing prior to the creation of the purchase money mortgage interest."

3) A new paragraph 32 shall be created to read as follows:

"32. Pets, Nuisances. Small caged birds, fish or small house cats shall be permitted within each unit as pets. In addition, small dogs may be permitted, but only upon the prior approval of the Board of Directors of the Unit Owners Association. However, no nuisance shall be permitted to exist or operate within or on any unit, common element or limited common element, and the Board of Directors of the Association is expressly empowered to determine whether any nuisance exists (including any pet otherwise permitted) and to abate that nuisance. The procedure for determining whether a nuisance exists and for abating such nuisance shall be determined by the Unit Owners Association and such procedure shall be adopted as a rule or regulation of the Association."

4) Existing paragraphs 32 and 33 shall be renumbered 33 and 34 respectively.

The undersigned being the President and Secretary of Lakewood Gardens Association, Inc., the duly incorporated Unit Owners Association governing Lakewood Gardens Condominium Homes, do hereby certify that a meeting of Lakewood Gardens Association, Inc. was held on August 20, 1980, and that all unit owners and members were present in person or by proxy, and that the foregoing amendment was consented to in writing by at least seventy-five (75%) percent of the unit owners of record, and seventy-five (75%) percent of the first mortgagees of condominium units and that such written consents are on file with the corporate records.

REGISTER'S OFFICE  
DANE COUNTY, WIS. SS  
RECORDED ON

LAKEWOOD GARDENS CONDOMINIUM  
ASSOCIATION, INC.

80 DEC 12 P 2: 26

BY:

VOL 2458 42  
Rural R. Muehle  
Register of Deeds

Gilbert L. Docken  
President

William A. Krell  
Secretary

STATE OF WISCONSIN )  
COUNTY OF DANE ) ss.

Personally came before me, this 30<sup>th</sup> day of September, 1980, the above named Gilbert L. Docken and William A. Krell

to be known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Judith J. Martin  
Notary Public, Dane County  
State of Wisconsin  
My Commission (is permanent) (expires May 13, 1984).

First Federal Savings & Loan Association of Madison, Wisconsin, Mortgagee, does, by its undersigned officers, hereby expressly consent to the above amendment to Declaration of Condominium of Lakewood Gardens Condominium Homes, as expressly set forth above.

FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION OF MADISON

THIS INSTRUMENT DRAFTED

By: Richard H. Lane  
President

BY:

Barbara J. Lorn  
Secretary

THEODORE C. WIDDER, III  
STATE OF WISCONSIN )  
COUNTY OF DANE ) ss.

Personally came before me this 30<sup>th</sup> day of Sept., 1980, the above named Residence Hanzel & Barbara Hanzel to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Judith J. Martin  
Notary Public, Dane County, Wis.  
My Commission expires 5-13-84

JUL 21 11 22 AM '82

VOL. 3720 PAGE 73

CAROL R. HAHNKE  
REGISTER OF DEEDS

AMENDMENT NO. TWO (2) TO  
DECLARATION OF CONDOMINIUM  
OF

LAKEWOOD GARDENS CONDOMINIUM HOMES

This Amendment to Declaration of Condominium is made under the Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes.

The original Declaration of Condominium of Lakewood Gardens Condominium Homes recorded in Vol. 860 of Records, Page 11, in the office of the Dane County Register of Deeds located in Madison, Wisconsin, as document #1538997, is hereby amended as follows:


1. Paragraph 11b of the Declaration of Condominium shall be amended as follows:

- b) Each unit owner shall obtain insurance coverage upon his, her or its personal liability. Such insurance shall be at the Unit Owner's own expense and shall not be of such nature as to affect policies purchased by the Association. In furtherance of this paragraph, Unit Owners shall furnish the Association with a certificate of all such insurance policies obtained by them which policies shall have a cancellation notice period of not less than 30 days.

2. Exhibit "D" of the Declaration of Condominium shall be amended as follows:

Unit 182's percentage interest in the common areas shall be changed from .38% to .48%. This is to correct a typographical error in the original recorded Declaration.


The undersigned being the President and Secretary of Lakewood Gardens Association, Inc., the duly incorporated Unit Owners Association governing Lakewood Gardens Condominium Homes, do hereby certify that a meeting of Lakewood Gardens Association, Inc. was held on May 17, 1982 and that all Unit owners and members were present in person or by proxy, and that the foregoing amendment was consented to in writing by at least seventy-five (75%) percent of the unit owners of record, and seventy-five (75%) percent of the first mortgagees of condominium units and that such written consents are on file with the corporate records.

  
Notary Public, Dane County  
State of Wisconsin  
My Commission expires 12-9-84.

THIS INSTRUMENT WAS DRAFTED BY:  
Larry Classen

LAKEWOOD GARDENS CONDOMINIUM  
ASSOCIATION, INC.

  
Gilbert L. Docken, President

  
Thomas D. Ripple, Secretary

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**AMENDMENT NO. THREE (3)**  
**TO DECLARATION OF CONDOMINIUM OF**  
**LAKEWOOD GARDENS CONDOMINIUM HOMES**

The original Declaration of Condominium of Lakewood Gardens Condominium Homes recorded in Vol. 860 of Records, Page 11, in the office of the Dane County Register of Deeds located in Madison, Wisconsin, as Document #1538997, is hereby amended as follows:

REGISTER'S OFFICE  
DAKE COUNTY, WIS. SS  
RECORDED ON

JUN 19 2 08 PM '86

**CAROL R. HAHKE**  
**REGISTER OF DEEDS**

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FOURTH AMENDMENT VOL 8427 PAGE 64  
TO  
DECLARATION OF CONDOMINIUM  
OF  
LAKEWOOD GARDENS CONDOMINIUM HOMES 1948219

Pursuant to the provisions of paragraph 22 of the Declaration of Condominium of Lakewood Gardens Condominium Homes, recorded in Volume 860 of Records, page 11, as Document No. 1538997, Dane County Register of Deeds, and as such paragraph has been modified by Sec. 703.09(2) Wisconsin Statutes, and upon the written consent of seventy-five (75%) percent of the Unit Owners, the Mortgagees, and of the Declarant; the Declarant and Lakewood Gardens Association, Inc. hereby amend the Declaration of Condominium of Lakewood Gardens Condominium Homes as follows:

I. Paragraph 3 of the Declaration of Condominium is amended by the addition of the following paragraph:

In addition to the buildings described in the Declaration as originally recorded, there are three (3) garage buildings containing varying numbers of parking stalls. The garages are designated by the word 'garage' and each stall is numbered consecutively, G-1 through G-18, as shown on the amended plat of Lakewood Gardens Condominium Homes, a copy of which is attached and made a part of this amendment to the declaration.

II. Paragraph 7.a) of the Declaration of Condominium is amended by the addition of the following subparagraph:

3) The garage stall assigned to a Unit by deed.

III. A new paragraph 35 shall be created to read as follows:

35. Garage Stalls. Garage stalls will be initially assigned by deed to Units by the Lakewood Gardens Condominium Association, Inc. at the request of Unit Owners so long as garage stalls are available and under such rules and regulations and for such consideration as the Association may adopt. No more than one garage

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stall shall be assigned to any one Unit. Upon a garage stall being assigned to a condominium Unit by the Association, the garage stall may not be subsequently conveyed separate and apart from the Unit without the express written and recorded consent of the Association. A conveyance of a Unit shall be deemed to include a conveyance of a garage stall assigned to such Unit.

IV. A new paragraph 36 shall be created to read as follows:

36. Limited Common Expenses for Garages. Expenses for the maintenance, operation, and utilities for the garages shall be equally allocated among the Units to which garage stalls have been assigned. Each such Unit Owner is liable for the share of the Limited Common Expense for the garage assessed against such owner's Unit. The assessment and collection of such limited common expense shall be made in the same manner as the assessment and collection of Common Expenses.

Dated this 3 day of JUNE, 1986.

Lakewood Gardens Association,  
Inc.

Declarant:

By: Gilbert L. Docken  
Gilbert L. Docken, President

Gilbert L. Docken  
Gilbert L. Docken

Attest: John E. Gugger  
John E. Gugger, Secretary

STATE OF WISCONSIN )  
COUNTY OF DANE ) ss.

REGISTRAR'S OFFICE  
DANE COUNTY, WI. SS  
RECORDED ON  
JUL 8 10 06 AM '86  
CAROL R. HAHNKE  
REGISTER OF DEEDS

Personally came before me the above named Gilbert L. Docken and John E. Gugger, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Sue L. Hansen  
Notary Public  
Dane County, Wisconsin  
My commission expires: 3/22/87

Return:

This document drafted by  
Attorney James F. Bakken  
310 Price Place  
Madison, WI 53705



REGISTER OF DEEDS  
DANE COUNTY WI

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FIFTH AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
LAKEWOOD GARDENS CONDOMINIUM HOMES

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Pursuant to the provisions of paragraph 22 of the Declaration of Condominium of Lakewood Gardens Condominium Homes, recorded in Volume 860 of Records, page 11, as Document No. 1538997, Dane County Register of Deeds, and as such paragraph has been modified by Sec. 703.09(2) Wisconsin Statutes, and upon the written consent of sixty-six and 2/3rds (66 2/3%) percent of all the Unit Owners, their Mortgagees, the Declarant and the Unit Owners and Mortgagees of the Units hereinafter specifically identified; and upon the written waiver of the Unit Owners of Units 7, 26, 58, 62, 67, 82, 87, 89, 91, 97, 99, 137 and 142 of their right to obtain compensation for the reduction in value of the Unit Owners' interest in the common elements, which waivers are on file with Lakewood Gardens Association, Inc., a non-profit corporation; the Declarant and Lakewood Gardens Association, Inc. hereby amend the Declaration of Condominium of Lakewood Gardens Condominium Homes and the Lakewood Gardens Condominium homes plat as follows:

#16-0709-121-7223-9

Some of the Units of the Condominium as it was originally constructed and platted consisted of alternating units containing three and five rooms, respectively. Certain pairs of such alternating units (specifically, 7 & 8, 25 & 26, 57 & 58, 61 & 62, 67 & 68, 81 & 82, 87 & 88, 89 & 90, 91 & 92, 97 & 98, 99 & 100, 137 & 138, and 141 & 142), have been modified by reducing the five room units to four rooms and increasing the three room units to four rooms. Consequently, Exhibit "C1", Exhibit "D" and the Lakewood Gardens Condominium Homes Plat as originally recorded

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14X

3/14



with the Declaration of Condominium of Lakewood Gardens  
Condominium Homes and Plat are amended as follows:

I. Exhibit "C1" should be corrected for the following Units  
to read:

<u>Unit</u>	<u># Rooms</u>	<u>Sq. Feet</u>
7	4	915
8	4	915
25	4	915
26	4	915
57	4	915
58	4	915
61	4	915
62	4	915
67	4	915
68	4	915
81	4	915
82	4	915
87	4	915
88	4	915
89	4	915
90	4	915
91	4	915
92	4	915
97	4	915
98	4	915
99	4	915
100	4	915
137	4	915
138	4	915
141	4	915
142	4	915

II. Exhibit "D" should be corrected for the following Units  
to read:

<u>Unit</u>	<u>% Interest In Common Areas</u>
7	.48%
8	.48%
25	.48%
26	.48%
57	.48%
58	.48%
61	.48%
62	.48%
67	.48%
68	.48%

81	.48%
82	.48%
87	.48%
88	.48%
89	.48%
91	.48%
92	.48%
97	.48%
98	.48%
99	.48%
100	.48%
137	.48%
138	.48%
141	.48%
142	.48%

Dated this 16th day of September, 1994.

LAKEWOOD GARDENS ASSOCIATION,  
INC.

Declarant:

By: *Gilbert L. Docken*  
Gilbert L. Docken, President

*Gilbert L. Docken*  
Gilbert L. Docken

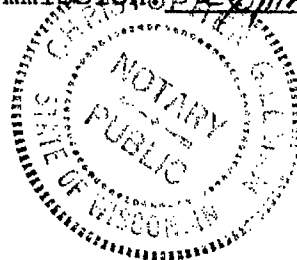
Attest: *Anthony Supanich*  
Anthony Supanich, Secretary

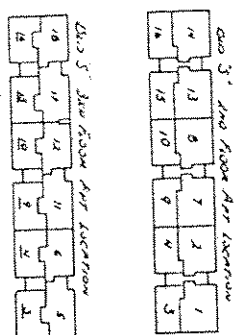
STATE OF WISCONSIN)  
                                  ) ss.  
COUNTY OF DANE         )

Personally came before me the above named Gilbert L. Docken and Anthony Supanich, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*[Signature]*  
Notary Public  
Dane County, Wisconsin  
My commission expires 9-1-96

This document drafted by/Return to:  
Attorney James F. Bakken  
2828 Marshall Court  
P. O. Box 5546  
Madison, WI 53705






CITY OF MADISON, DANE COUNTY, WISCONSIN.

589-20 "W" 906 79 to Ma  
for 34' tower

CITY OF MADISON  
MON. & WED. COR.  
SEC. 7-7-10

 **BADGER SURVEYING**  
**REGISTERED LAND SURVEYORS**  
521 N. LINCOLN AVE. • MADISON, WISCONSIN 53702 • (608) 244-2200

**SURVEY PLAY MAT**

SURVEYED FOR: LAND OROCHEX

DISSEMINATION LOCATION: STATE OF WISCONSIN  
COUNTY OF DANE  
TOWNSHIP OF MONROE  
RANGE 10S, SECTION 36S, T10S, R10E

Surveyed By: W. L. G.  
Checked By: W. L. G.  
Approved By: W. L. G.  
Survey Date: 1-1-82

Map No. 235-14

*W. L. G.*

W. L. G. 1-1-82