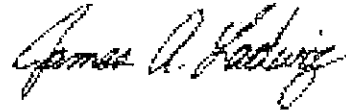


Villas of Meadowbrook Disclosure
Amendment 12.15.10

DOCUMENT # 2274119
RACINE COUNTY REGISTER OF DEEDS
January 11, 2011 9:45 AM



JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 5



Document Title Above

Return to Name and Address Below

Gordon Bittner ³⁰⁶

1517 Country Club Dr

RACINE, WI 53406

See Attached

Parcel ID Number(s)

0001101

①

CONDOMINIUM DECLARATION
THE VILLAS OF MEADOWBROOK
CONDOMINIUMS, INC.
MOUNT PLEASANT, WISCONSIN

Document Number

Title of Document

DOC # 2063811

Recorded

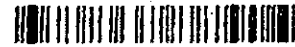
DEC. 13, 2005 AT 05:59:59PM

James A. Ladwig

The Villas of Meadowbrook Condominium Inc

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS

Fee Amount: \$115.00



Record this document with the Register of Deeds

Name and Return Address:

Peter W. McCombs, Esq.
MURN & MARTIN, S.C.
W229 N1792 Amber Lane
Waukesha, WI 53186-1184

115

(Parcel Identification Number)

Bldg	To:	
1	Unit 1	151-03-23-06-105-010
	Unit 2	151-03-23-06-105-020
2	Unit 3	151-03-23-06-105-030
	Unit 4	151-03-23-06-105-040
3	Unit 5	151-03-23-06-105-050
	Unit 6	151-03-23-06-105-060
4	Unit 7	151-03-23-06-105-070
	Unit 8	151-03-23-06-105-080
5	Unit 9	151-03-23-06-105-090
	Unit 10	151-03-23-06-105-100
6	Unit 11	151-03-23-06-105-110
	Unit 12	151-03-23-06-105-120
7	Unit 13	151-03-23-06-105-130
	Unit 14	151-03-23-06-105-140
8	Unit 15	151-03-23-06-105-150
	Unit 16	151-03-23-06-105-160
9	Unit 17	151-03-23-07-105-170
	Unit 18	151-03-23-07-105-180
10	Unit 19	151-03-23-07-105-190
	Unit 20	151-03-23-07-105-200
11	Unit 21	151-03-23-07-105-210
	Unit 22	151-03-23-07-105-220
12	Unit 23	151-03-23-07-105-230
	Unit 24	151-03-23-07-105-240
13	Unit 25	151-03-23-07-105-250
	Unit 26	151-03-23-07-105-260
14	Unit 27	151-03-22-12-105-270
	Unit 28	151-03-22-12-105-280
15	Unit 29	151-03-22-12-105-290
	Unit 30	151-03-22-12-105-300
16	Unit 31	151-03-22-12-105-310
	Unit 32	151-03-22-12-105-320
17	Unit 33	151-03-23-07-105-330
	Unit 34	151-03-23-07-105-340
18	Unit 35	151-03-23-07-105-350
	Unit 36	151-03-23-07-105-360

LOCATED IN THE VILLAGE
OF MT. PLEASANT, RACINE
COUNTY, STATE OF WISCONSIN

**DECLARATION
OF
THE VILLAS OF MEADOWBROOK CONDOMINIUMS, INC.**

This Declaration is made as of this 28th day of October, 2005, by MEADOWBROOK INVESTORS, LLC, by Gerald Klamrowski, Member (hereinafter referred to as the "Declarant").

Declarant hereby declares that it is the sole owner of the real property legally described as follows:

Lot 1 of Certified Survey Map No. 2697 and Lot 1 of Certified Survey Map No. 2698 as recorded in the Racine County Register of Deeds in the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 3 North, Range 23 East, in the Village of Mount Pleasant, Racine County, Wisconsin.

AND THIS
The Villas of Meadowbrook Condominiums are further identified as Buildings 1-18, Village of Mount Pleasant, Wisconsin, and more particularly described by the condominium plat, attached hereto as Exhibit A, and the Unit Descriptions, attached hereto as Exhibit B, together with all rights appurtenant thereto and with any and all improvements now or subsequently placed thereon and any and all rights appurtenant to such improvements. Declarant hereby submits the Property to the Condominium form of ownership as provided in the Wisconsin Condominium Ownership Act. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to Declarant, its successors and assigns, and to all parties hereafter having any interest in the Property.

Declarant reserves the right to assign its ownership interest in the Property to another entity of its choosing at any time. In the event of such an assignment, Declarant shall record a special amendment to this Declaration providing the name of the assignee as the new Declarant.

SECTION 1. DEFINITIONS

1.1 Defined Terms. The following terms shall be defined as follows:

(a) "Act" means Chapter 703 of the Wisconsin Statutes and known as the Condominium Ownership Act, as amended from time to time.

(b) "Allocated Interest" means the undivided percentage interest from time to time of each Unit, determined as provided in Section 4.1, below, in the Common Elements and the liability for Common Expenses.

The meeting was called to order by Jim Chiappetta. William Heidenreich moved that notice of the meeting be waived. A unanimous voice vote waived the need for notice.

Mr. Chiappetta led the discussion of the need to amend the Declarations and By-Laws to enhance the operation of the association in the future. The following changes were discussed and voted upon:

- 1) **Change the definition of a member as defined by Section 2.1 (a) of the By-Laws.**
 - a) **Current:** Defined. *Members of the Association shall be the Unit Owners, and each Unit shall represent one vote. Every Unit Owner upon acquiring title to a Unit under the terms of the Declaration shall automatically become a member of the Association and shall remain a member thereof until such time as his/her Ownership of such Unit ceases for any reason, at which time his/her membership in the Association shall automatically cease.*
 - b) **Proposed Amendment:** Defined. *A Member of the Association shall be defined as a Voting Member or entity that has purchased a unit and has title to that unit.*
 - c) **Motion :** Motioned by Jim Chiappetta, seconded by Robert Wright.
 - d) **Result:** Motion passed by unanimous voice vote.
- 2) **Amend the number required for a quorum as defined by Section 2.2 of the by-laws.**
 - a) **Current:** Quorum and Proxies for Member's Meetings. *The presence at the meeting of at least thirty (30) members or proxies entitled to cast votes shall constitute a quorum for any action except as otherwise provided in the Declaration of these By-Laws. ...*
 - b) **Proposed Amendment:** Quorum and Proxies for Member's Meetings. *The presence of a simple majority of members or proxies entitled to cast votes shall constitute a quorum. ...*
 - c) **Motion:** Motioned by Jim Chiappetta, seconded by William Heidenreich.
 - d) **Result:** Motion passed by unanimous voice vote.
- 3) **Amend liability for unpaid Assessments as defined by Section 6.4 of the Declarations.**
 - a) **Current:** Purchaser of Unit. Any Purchaser of a Unit is entitled to a statement from the Board of Directors of the Association setting forth the amount of unpaid Assessments against the Seller. The statement shall be supplied to the Purchaser within ten (10) days after such a request. *The Purchaser shall not be personally liable for, however the Unit conveyed shall be subject to, any unpaid Assessment of the Seller in the amount set forth in the statement. In the event of a foreclosure of a first mortgage on a unit with a delinquent assessment lien, the foreclosure will extinguish the lien for any assessments that were payable before the foreclosure sale, but shall not relieve any subsequent Unit Owner from paying further assessments.*
 - b) **Proposed Amendment:** Purchaser of Unit. Any Purchaser of a Unit is entitled to a statement from the Board of Directors of the Association setting forth the amount of unpaid Assessments against the Seller. The statement shall be supplied to the Purchaser within ten (10) days after such a request.
 - c) **Motion:** Motioned by Jim Chiappetta, seconded by Robert Wright.
 - d) **Result:** Motion passed by unanimous voice vote.
- 4) **Remove Section 11.5 of the By-laws and renumber the remainder of Section 11.**
 - a) **Current:** *Mortgagee in Possession. A Mortgagee of any Unit who comes into possession of the Unit pursuant to the remedies provided in the Mortgage shall take the Unit free of any claims for*

unpaid Assessments or charges against the Unit which accrued prior to the time such Mortgagee comes into possession of the Unit.

- b) **Proposed Amendment:** *Eliminate Section 11.5 and renumber the remaining items in Section 11.*
 - c) **Motion:** *Motioned by Jim Chiappetta, seconded by Charlie Pehlivanian.*
 - d) **Result:** *Motion passed by unanimous voice vote.*
- 5) **Amend Unit Owner's Restrictions on Leasing in Section 8.3 of the Declarations to restrict the number of non-owner occupied units.**
- a) **Current:** *There is currently no restriction on the number of non-owner occupied units.*
 - b) **Proposed Amendment:**
 - i) **8.3 Unit Owner's Restrictions on Leasing.** *There shall be no more than four (4) non-owner occupied units at one time. The Declarant may . . .*
 - ii) **Add 8.3 (7)** *Under exigent circumstances unit owner may petition the Board of Directors for a waiver of the number of non-owner occupied units.*
 - iii) **Add 8.3 (8)** *The current non-owner occupied units are grandfathered. These units are 1427, 1433 and 1435 Country Club and 1849 Trevino Trail.*
 - c) **Motion:** *Motioned by Jim Chiappetta and seconded by Sally Schoone.*
 - d) **Result:** *Motion passed by unanimous voice vote.*
- 6) **Amend the number of members on the Architectural Committee as defined in Section 2.4 of the Declarations.**
- a) **Current:** *Architectural Control Committee. The purpose . . . size of the Common Elements. The Architectural Committee shall consist of three (3) individuals who are appointed by the Board of Directors. . .*
 - b) **Proposed Amendment:** *The Architectural Committee shall consist of five (5) individuals who are appointed by the Board of Directors . . .*
 - c) **Motion:** *Motioned by Adrian Schoone and seconded by Robert Wright.*
 - d) **Result:** *Motion passed by unanimous vote.*

Discussion followed on a number of subjects including:

- 1) Delinquencies, late pays and judgments
- 2) Need for a form for reporting unit exterior maintenance needs
- 3) Requirement of Section 5 (c) of the Declaration for all units to maintain an internal temperature of 50 degrees Fahrenheit or higher including unoccupied units
- 4) Goose problems and possible solutions
- 5) Restrictions on use of unit as stated in Section 8.6 of the Declarations
- 6) Need to review insurance coverage regarding a fidelity bond and officers and directors coverage.

Following a motion from the floor, the meeting was adjourned at 8:12 PM.

Respectfully submitted,

Pat Lenz, Unit 4 North

DRAFTED BY PAT LENZ
SUBMITTED BY Jim Chiappetta 1-7-2011

Christina M. Gross, Notary Public Exp: 9/1/13
Christina M. Gross