

**CONDOMINIUM DECLARATION  
OF  
CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS  
FOR  
WILLOW LANE CONDOMINIUM**

This Declaration is made pursuant to the Unit Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") this 17th day of August, 1998 by Greg Schuh, Gary Schuh and Dennis Schuh (collectively the "Declarant").

1. STATEMENT OF DECLARATION

The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed thereon to the condominium form of ownership in the manner provided by law and by this Declaration.

Declarant hereby declares that they are the common owners of the real property described in this Declaration together with all buildings and improvements thereon which is hereby submitted to the condominium form of use and ownership as provided in the Act and this Declaration. The property, buildings and improvements shall be a "Small residential condominium" as that term is defined in the Act.

2. LEGAL DESCRIPTION

The following described real estate is subjected to the provisions of this Declaration:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND  
INCORPORATED HEREIN

3. NAME

The aforesaid real estate and the building and improvements thereon shall be known as  
WILLOW LANE CONDOMINIUM.

4. DESCRIPTION AND LOCATION OF BUILDINGS

There shall be three (3) main buildings on the real estate described above which buildings shall each contain one (1) unit. Said buildings shall be not more than two (2) stories in height and shall be constructed principally of wood and masonry materials with roofs covered with asphalt composition roofing shingles. The buildings are to be located on the real estate as indicated in the survey marked Exhibit "A" attached hereto and made a part of this Declaration. Declarant shall

have the right to amend this Declaration at their sole discretion for the purpose of recording a plat of survey or plans depicting the layout, location, unit numbers and dimensions of units as finally located and erected. All future units shall conform to the same aesthetic standards as the existing units.

5. DESCRIPTION OF UNITS

A. Number. There shall be a total of three (3) condominium units in the Willow Lane Development.

B. Units. A Unit is defined as a part of the condominium intended for any type of individual, private or independent use, including one or more cubicles of air at one or more levels of space or one or more rooms of enclosed space located on one or more floors or parts thereof, in a building having outer boundaries as setforth on the condominium plat attached as Exhibit "A". A Unit shall include all ducts, electrical wiring and outlets and conduits, plumbing fixtures, heating and air conditioning units contained therein and shall extend to the exterior walls, roof and basement floor.

6. DESCRIPTION OF COMMON AND LIMITED COMMON ELEMENTS

A. Common Elements. The common elements consist of the private drive and turnaround; and all areas not designated as units or limited common elements, and are shown on Exhibit A attached hereto and incorporated herein.

B. Limited Common Elements and Facilities. The respective yards surrounding each unit will be designated limited common elements and are restricted to the use of the unit to which they are adjacent. See Exhibit "A" attached.

7. MAINTENANCE

The unit owners shall be responsible for repair, maintenance or replacement of their individual units and limited common elements. Said unit shall be repaired at the cost of each individual unit owner and they shall keep their units in good repair subject only to normal wear and tear.

8. DESTRUCTION AND RECONSTRUCTION

In the event of the total destruction of a building it shall be determined by not less than a three quarter vote of the unit owners whether to rebuild, repair or restore or sell the property. If damage is only to one (1) unit and such damage does not affect the other units the damaged unit shall be repaired by the owner of the damaged unit.