

DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM
TOWN OF SARATOGA, WOOD COUNTY,
WISCONSIN

2012R08477

SUSAN E. GINTER
WOOD COUNTY
REGISTER OF DEEDS

RECORDED ON
08/08/2012 03:05PM

REC FEE: 30.00
EXEMPT #: N/A
PAGES: 49

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
P.O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

30.00 P

DECLARATION OF CONDOMINIUM

FOR

POINT COVE CONDOMINIUM

Great Northern Timber Company, LLC, a Wisconsin limited liability company, ("Declarant"), hereby declares that the real estate described in Section 1 of this Declaration ("Declaration") is owned by the Declarant and is subject to the Wisconsin Condominium Ownership Act ("Act"). The real estate shall be known and described as Point Cove Condominium ("Condominium"). The Condominium's address shall be South Shore Drive, Town of Saratoga, Wood County, Wisconsin.

NO BUILDING OR IMPROVEMENT TO A UNIT SHALL BE CONSTRUCTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECTURAL CONTROL COMMITTEE AS SET FORTH IN SECTION 18 OF THIS DECLARATION.

1. DESCRIPTION OF LAND

The land which is the subject of this Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is more particularly described in the legal description contained in Exhibit A which is attached to this Declaration and incorporated by reference herein.

2. DEFINITIONS

Unless otherwise specifically stated, the following terms as used in this Declaration shall be defined as follows:

A. "Association" shall mean the Point Cove Condominium Owner's Association, Inc., a corporation formed under Chapter 181 of the Wisconsin Statutes, its successors and assigns.

B. "Common Elements" shall generally refer to all common areas and facilities contained within the Condominium, but excluding the Units.

C. "Declarant" shall mean Great Northern Timber Company, LLC, a limited liability company organized under Chapter 183 of the Wisconsin Statutes, its successors and assigns.

D. "Limited Common Elements" shall mean those common elements which are reserved in this Declaration for the exclusive use of any Unit Owner.

E. "Mortgagee" shall mean any person named as a Mortgagee under any mortgage under which the interest of any Owner is encumbered. This term shall also include land contract vendors, but shall not include any person holding such land contract vendor's interest merely as security.

F. "Owner" shall mean the owner of record, whether one or more natural persons or entities, of any Unit. This term shall include land contract vendees, but shall not include any person holding such vendee's interest merely as security. The term "Owner" shall have the same meaning as "Unit Owner".

G. "Unit" shall mean a part of the Condominium consisting of a parcel of land as depicted on the condominium plat attached hereto as Exhibit B. The condominium plat contains a site plan showing the boundaries of each Unit. A Unit shall include, without limitation, all improvements now or hereafter located within such boundaries.

H. "Designated Building Areas" shall mean the area or any part thereof on which a residential structure and accessory structures may be erected or located thereon, subject to the terms and conditions of this Declaration.

I. "Subdivision Association" shall mean a profit or non-profit corporation or unincorporated association to be formed by the Declarant for purposes of adopting budgets for revenues, expenditures, and reserves, and levy and collect assessments for expenses related to the maintenance of Nepco Lake and other common areas in and around Nepco Lake. The Subdivision Association shall not be a Master Association under Section 703 of the Wisconsin Statutes. Each Unit Owner shall be a member of the Subdivision Association along with the owners of other condominium and non-condominium property developed by the Declarant and its affiliates in and around Nepco Lake. The Subdivision Association shall be governed by a separate Declaration and By-laws.

3. DESCRIPTION OF IMPROVEMENTS

The complete details of any improvements to the Condominium are contained in working plans and drawings available for inspection at the office of the Declarant. The Units are to be located on the real estate as indicated in the legal description attached to this Declaration as Exhibit A. The Units are more fully described in the Condominium Plat attached hereto as Exhibit B and made a part hereof. Declarant shall have the right to amend this Declaration at its sole discretion for the purpose of recording an addendum to the Condominium Plat depicting the layout, location, Unit numbers and dimensions of the parcels of land as Units as finally located. Declarant reserves the right, subject to the approval of the Town of Saratoga, to change the layout and dimensions of the Units shown in Exhibit B which are not presently platted, provided that such changes will not substantially alter the nature of the Units.

4. DESCRIPTION OF UNITS

A. The Condominium shall initially consist of 13 Units identified on the Condominium Plat attached hereto as Exhibit B. Each Unit has a numeric designation. The approximate area, location, and immediate common areas to which the Units have access are shown on the Condominium Plat attached to this Declaration as Exhibit B.

B. The boundaries of each Unit shall be as follows:

(1) Upper Boundary: The upper boundary of the Unit shall be a horizontal plane parallel to, and located five hundred (500) feet above the ground level.

(2) Lower Boundary: The lower boundary of the Unit shall be a horizontal plane parallel to, and located five hundred (500) feet beneath, ground level.

(3) Perimetrical Boundary: The perimetrical boundaries of the Unit are shown as the outlines of such Unit on the Condominium Plat.

The Unit shall include, without limitation, all improvements now or hereafter located within such boundaries, including any grinder pumps and septic system laterals within the boundaries of a Unit. Notwithstanding the foregoing, each Unit owner shall have an easement to enter any adjacent Unit upon reasonable notice to the other Unit owner and the Association for the purpose of gaining access to any junction boxes, pipes, wires, conduits, and public or private utility lines, or other equipment in order to maintain, repair, or replace the same.

5. DESCRIPTION OF COMMON ELEMENTS

The common elements shall include, but not be limited to the following:

A. Land within the Condominium, including all easements appurtenant thereto and all other parts of the Condominium not contained within the Units;

B. All components of common plumbing, electrical, telephonic and cable television systems located within the common elements, other than those components which are specifically included in each Unit;

C. Walking paths, green space, private roads, designated private onsite community wastewater treatment system areas, landscaping, parking areas, fence, stormwater retention areas/basins, and site signage, if any, not included within a Unit;

D. All components of the electrical system which serve the common areas including exterior common area lighting;

E. The use of any piers or boat slips outside the Condominium shall be made available on a non-exclusive basis for a fee and subject to availability. The Declarant will use reasonable efforts to make piers and boat slips available for a fee outside of the condominium for Units that do not have access to the water or where access to the water is difficult because of topography.

F. All other parts of the Condominium, necessary or convenient to its existence, maintenance and safety, or normally in common use as of the date of recordation of this Declaration, located outside the boundaries of a Unit;

6. DESCRIPTION OF THE LIMITED COMMON ELEMENTS

The following common elements are permanently assigned to and limited to the use of Units as follows ("limited common elements"):

A. Any driveways and access walks serving a particular Unit, including without limitation the driveway apron between the boundaries of a Unit and the private road. Any other portions of the Condominium not located within a Unit to which a Unit Owner is entitled to exclusive possession and use, are also referred to herein as limited common elements.

B. The mailbox appurtenant to each Unit.

7. UNIT VALUE: COMMON ELEMENT OWNERSHIP AND VOTING

Each Unit and its owner shall have a 1/13th undivided interest in common with all other Units and Unit owners in the common and limited common elements, and shall have one vote in matters relating to the Association. The Declarant recognizes that there may be minor variances in the Units which relate to value, however, after consideration of the factors relevant to value, the Declarant believes that the foregoing formula of ownership and voting is fair and equitable as well as the most efficient for purpose of administration.

8. RIGHT TO EXPAND

A. Reservation of Right. Declarant hereby reserves the right to expand the Condominium by adding all or a portion of the property described on Exhibit C attached hereto and made a part hereof. Such right to expand may be exercised from time to time within ten (10) years from the date of recording of this Declaration with the Office of the Wood County Register of Deeds. Any such expansion shall be in the sole discretion of Declarant, and no Unit Owner or other person shall have the right to require the same. Each Owner, by accepting a deed to a Unit, acknowledges that the expansion area or parts thereof may be developed for uses other than as part of the Condominium.

B. Number and Location of Units. The maximum number of Units in the Condominium as expanded shall be 85. Declarant currently anticipates that the Units shall be positioned as shown on the Condominium Plat, but Declarant reserves the right to change the location if required to achieve the best development, in the opinion of Declarant. The Units shall consist of Units of the general size and area as shown on the Condominium Plat, but Declarant reserves the right to change the size and area of the Units in order to meet market requirements. All Units developed within the expansion area shall be for residential use.

C. Effect on Percentage Interest in Common Elements. Upon any expansion as described in this Section, the percentage interest in the Common Elements appurtenant to each Unit and calculated under Section 7 shall be the number "1" divided by the total number of Units included in the Condominium.

D. Effective Date of Expansion. The Condominium shall be deemed expanded when an amendment to this Declaration, executed by the Declarant, is recorded with the Office of the County Register of Deeds for Wood County, which amendment shows the new percentage interests of the Unit Owners and the votes which each Unit Owner may cast in the Condominium as expanded, and when an addendum to the Condominium Plat is recorded as required in Section 703.26, Wisconsin Statutes. Declarant reserves the right to amend this Declaration, its Exhibits and the

Condominium Plat, without any other consent or approval, for the purpose of effecting an expansion of the Condominium.

E. Effect of Expansion. Upon the recording of an amendment to the Declaration and addendum to the Condominium Plat, each Unit Owner, by operation of law, shall have the percentage interests in the Common Elements, liabilities in the Common Expenses, and rights to Common surpluses, and shall have the number of votes set forth in the Declaration amendment. Following any such expansion, the interest of any Mortgagee shall attach, by operation of law, to the new percentage interests in the Common Elements appurtenant to the Unit on which it has a lien. Declarant shall have a permanent easement over, through, and under the existing Common Elements to facilitate the expansion; provided, however, any damage to the Common Elements because of Declarant's use of the easement shall be Declarant's responsibility.

9. USE OF UNITS

A. All Units are intended for and shall be restricted to use by the owner, the owner's family, lessees, invitees and frequenters, for residential purposes only. Any buildings to be constructed by a Unit Owner are intended for and restricted to use for residential purposes only.

B. Any garage space which is constructed within a Unit are intended for and shall be restricted to the use by the owner, the owner's family, lessees, invitees and frequenters for storage of personal property and parking of private automobiles. Garages may not be used for any commercial purpose. Use of the garages may be further regulated by the rules and regulations and bylaws ("Bylaws") of the Association.

C. Notwithstanding the foregoing, the Declarant shall have the rights with respect to Unit use reserved to Declarant in Section 12(B) of this Declaration.

10. SERVICE OF PROCESS

The resident agent for the Condominium shall be Michael D. Orgeman. Service of process shall be made upon the Declarant at 111 E. Wisconsin Avenue, Suite 1800, Milwaukee, Wisconsin 53202, as to matters provided for in the Act until all Units have been sold, conveyed and paid for or until the first meeting of the Unit owners, at which time the Association may designate a successor by vote of a simple majority of a quorum present at any meeting of the Association.

11. DAMAGE OR DESTRUCTION

In the event all or any part of the common elements are destroyed or damaged in an amount in excess of \$10,000.00 and insurance proceeds together with an amount not exceeding \$10,000.00 are insufficient to complete repair and construction, action by the Association by a vote of a majority of Unit Owners, as defined in the Bylaws, taken within 90 days after the damage or destruction, shall be necessary to determine to repair or reconstruct the common elements as more fully described in the Bylaws. Damage or destruction to a lesser extent, and to a greater extent if insurance proceeds (together with an amount not exceeding \$10,000.00) are sufficient to complete repair and reconstruction, shall be repaired and reconstructed pursuant to arrangement by the Board of Directors of the Association ("Board of Directors") as provided in that section of the Bylaws.

12. FURTHER MATTERS

A. All present and future Owners of Units, tenants of those Owners and any other occupants of Units, or any other persons who in any manner use or come upon the Condominium or any part of the Condominium shall be subject to and shall comply with the provisions of this Declaration, the Articles of Incorporation of the Association ("Articles") and the Bylaws and rules and regulations adopted pursuant to those instruments, as those instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into occupancy of any part of any Unit shall constitute an acceptance by the Owner, tenant or occupant of the provisions of those instruments, as they may be amended from time to time. The provisions contained in the instruments shall be covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though

the provisions were recited and fully stipulated in each deed, conveyance or lease. The enforcement may be by such judicial proceedings as the Board of Directors may deem appropriate as well as by provisions of the Act.

B. The Declarant reserves the right for a period of 10 years from the date of this Declaration to cause one or more of the Units it owns to be maintained as a model and to display any models and the common elements of the Condominium for purposes of selling Units in the Condominium or in other projects of the Declarant, together with appropriate signage located on the Unit or common elements identifying the Declarant and its agents and locating and giving any information regarding any Unit.

C. Rules and regulations (in addition to the Bylaws) concerning the use of the Units and the common and limited common elements, including provisions limiting keeping of animals and other pets, may be established and amended by the Board of Directors. Copies of these rules and regulations shall be furnished by the Board of Directors to each Unit Owner prior to the effective date of the rules and regulations.

D. The Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors, the right to grant to the Town of Saratoga, Wisconsin, or public or semi-public utility companies, easements and rights-of-way for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, gas, water, telephone and for other purposes; for sanitary sewer or septic system, storm water drains, gas mains, water pipes and mains, and similar service, and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. These easements and rights-of-way shall be confined, so far as possible, in underground pipes or conduits, with the necessary rights of ingress and egress and the rights to do whatever may be necessary to carry out the purposes for which this easement is created. The Declarant hereby grants a permanent easement over and across the common areas of the condominium to the Town of Saratoga to perform maintenance and repairs to any public improvements located on the common areas.

E. The Declarant and its affiliates, and their successors and assigns, have acquired or may acquire in the future other lands in the vicinity of the condominium for future development. Declarant and its affiliates, and their successors and assigns hereby reserve a permanent easement over and across all private roads and access ways within the condominium for the benefit of the other lands owned or acquired by Declarant, its affiliates, and their successors and assigns, including without limitation, access to public or private marinas, piers, boat slips, and other amenities.

F. Any controversy or claim arising out of or relating to this Declaration, or the breach thereof, shall be resolved by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any Court having jurisdiction.

13. AMENDMENT OF DECLARATION

Subject to Section 18(AA) below, this Declaration may be amended with the written consent of at least 67% of the Unit Owners. A Unit Owner's written consent is not effective unless it is approved by the mortgagee or land contract vendor of the Unit, if any.

14. ADDITIONAL RIGHTS OF LENDERS

A. As to the holder of any mortgage and as to any land contract vendor ("mortgagee") of a Unit which has notified the Association in writing delivered or mailed by certified mail to the place of service of process stated in Section 10 of this Declaration that it desires to receive notice of the following matters:

(1) The Board of Directors shall give the lender written notice by mail of the call of any meeting of the Board of Directors or membership of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles or the Bylaws;

(2) The Board of Directors shall give the lender by mail a copy of the notice of default which is given to any Unit owner on any failure to comply with or violation of any of the provisions of this Declaration, the Articles or the Bylaws and rules and regulations, at the time of notice to any Unit owner; and

(3) The Board of Directors shall notify the lender of physical damage to common elements in an amount exceeding \$10,000.00 or if the common elements become the subject of condemnation or eminent domain proceedings.

B. Unless all affected lenders have given their prior written approval, the Association shall not:

(1) Change the undivided percentage interest in the common elements of the Condominium relating to the Unit;

(2) Partition or subdivide any Unit or abandon, partition, subdivide, encumber, or convey the common elements of the Condominium (granting of easements for public utilities excepted);

(3) By act or omission seek to abandon the Condominium status of the Condominium except as provided in Section 11 of this Declaration in case of substantial damage to or destruction of the Condominium;

(4) Use hazard insurance proceeds for losses to the Condominium property for other than the repair of the property, except as authorized by law.

C. A lender who comes into possession of a Unit pursuant to the remedies provided in the mortgage or land contract, a foreclosure of the mortgage or land contract, or a deed (or assignment) in lieu of foreclosure, shall take the Unit free of any claims for unpaid assessments or charges in favor of the Association against the Unit which accrued prior to the time the lender came into possession of the Unit.

D. Notwithstanding Section 13 of this Declaration, this Section 14 shall not be amended unless all lenders have given their prior written approval.

15. PAYMENT OF COMMON EXPENSES

During the period in which the Declarant shall have control of the Association, each Unit Owner, other than the Declarant, shall pay a fractional share of the common expenses represented by the number "1" divided by the total number of Units included in the Condominium. At such time as the Unit Owners shall take control of the Association, each Unit Owner, including the Declarant for tenant occupied Units owned by the Declarant, shall pay a fractional share of the common expenses represented by the number "1" divided by the total number of Units for which occupancy permits have been issued and which have been at any time occupied by anyone other than the Declarant. At such time as occupancy permits have been issued for all Units in the Condominium, the Owner of each Unit, including the Declarant for tenant occupied Units owned by the Declarant, shall pay a fractional percentage of the common expenses represented by the number "1" divided by the total number of Units included in the Condominium. Notwithstanding the foregoing, at no time shall the Declarant be liable for common expenses for any Unit which has never been occupied by anyone other than the Declarant. Each Unit Owner shall pay common expenses on an annual basis as required by the Bylaws.

16. RENTAL OF UNITS

Unit Owners, including Declarant, may rent their Units provided that each rental agreement is for a period not less than one hundred eighty (180) days, includes the terms and conditions of the Declaration and Bylaws by reference, and requires that the occupant(s) of the Unit comply with the rules and regulations for the Condominium.

17. STATUTORY RESERVE ACCOUNT STATEMENT

The Condominium shall not initially have a Statutory Reserve Account, as described in Wisconsin Statute Section 703.163, effective as of the date of the recording of this Declaration. This determination is made by the Declarant. The Declarant, a Unit Owner, the Association, or a director, officer, manager, or employee of the Association is not liable in connection with the establishment or termination, or decision not to establish or terminate, a Statutory Reserve Account or for any deficiencies in a Statutory Reserve Account that are due to the determination of amounts to be assessed for reserve funds.

18. PROTECTIVE COVENANTS AND RESTRICTIONS

A. Statement of Purpose. The Purpose of the protective covenants and restrictions in this Section 18 is to ensure that the Condominium shall become and remain an attractive community; to preserve and maintain the natural beauty of the Condominium; to insure the most appropriate development and improvement of each Unit; to guard against the erection thereon of poorly designed or proportioned structures; to obtain harmonious improvements and use of material and color schemes; to insure the highest and best residential development of the Condominium; and to encourage and secure the construction of attractive residential structures and landscaping thereon.

B. Architectural Control. No building or other improvement shall be erected, placed or altered on any Unit until its construction plans and specifications shall have been approved in writing by the Architectural Control Committee ("ACC").

C. Architectural Control Committee. The ACC shall consist of the Declarant. At such time as Declarant no longer has an interest in any real property included within the Condominium, the ACC shall consist of three (3) persons designated by the Association, who shall serve at the Association's pleasure.

D. Procedure. A Unit Owner desiring to construct a building, home, swimming pool, gazebo, driveway, light post, landscaping, or other structure or improvement, or otherwise improve a Unit shall submit to the ACC, for its written approval, construction plans and specifications for all improvements, and a plot plan showing the location of all contemplated improvements. The items submitted shall include construction details for all buildings, structures, fences, walls and other improvements; proposed facades of any building, including the style, color and location of eaves and windows; description of materials to be used in any building or improvement; a detailed plan showing the building footprint and driveway; compliance with the Wood County Shoreland Zoning Ordinances, as amended, including without limitation the requirements set forth in Section (K)(4) below, the color scheme of all improvements; detailed landscaping plans and specifications, which shall show trees to be removed, existing trees, their species, size and location, and the size and location of proposed trees, shrubs, fences, berms, walls, patios, gardens, proposed trees, bedding plantings, erosion control measures, impervious surface compliance, and vegetative buffer zones, and all other landscape materials; and such other materials as the ACC may deem necessary.

All structures shall be designed by a registered architect, a professional engineer experienced in home design, or comparable qualified individual or firm. The Unit owner will provide the ACC with a postage paid envelope in order to mail back approved architectural plans to unit owner. A submission will not be complete and the thirty (30) day approval time set forth below shall not commence until all documents required in this Section have been submitted. All such submissions shall be to Declarant at its principal place of business (or, if Declarant ceases to be the ACC, such other address that the ACC may designate), together with any applicable fee required below. The ACC shall then consider such plans and specifications. At such time as the ACC has more than one member, action of the ACC shall be by majority vote of the ACC members present at such meeting. A tie vote on an issue shall be deemed equivalent to rejection. At such time as the ACC has more than one member, the ACC, with the unanimous written consent of its members, may take action without a meeting. The ACC may approve, disapprove or approve subject to stated conditions the preliminary and final development plans. If the ACC conditionally approves either the preliminary or final development plans, then the applicant shall be entitled to resubmit such plans. The ACC's decision shall be in writing. If the ACC fails to render its decision on the preliminary or final development plans within thirty (30) days of their submission, or upon any resubmitted preliminary or final development plans within fifteen (15) days of their resubmission, the development plans will be deemed to have been denied. If such plans are not rejected, then the owner of the Unit shall construct the improvements materially in accordance with the submitted documents. All material changes to such plans must be resubmitted to, and approved by, the ACC. Any changes to such plans that would lessen the quality or expense of the construction as previously approved shall be deemed to be material changes.

E. Standards. The ACC shall have the right to reject any plans and specifications or plot plans which, in the judgment and sole opinion of a majority of its members, or the representative of the ACC:

- (1) are not in conformity with any of the restrictions set forth in this Declaration; or
- (2) are not desirable for aesthetic reasons; or
- (3) are not in harmony with buildings located on the surrounding Units; or

- (4) have exterior lighting, exterior signs, exterior television antennae, fencing or landscaping which are not desirable for aesthetic reasons or interfere with the use or enjoyment of neighboring properties; or
- (5) are not in conformity with the general purposes of this Declaration.

F. **Occupancy.** No structure shall be occupied unless it has been approved by the ACC pursuant to this section, constructed in accordance with the plans as approved by the ACC, and an occupancy permit has been issued therefore.

G. **Fees.** The ACC shall from time to time adopt a fee schedule designed to defray the ACC's out-of-pocket costs incurred in connection with its review of any preliminary or final development plan or of any resubmission of any such plans and may be adjusted at any time by the ACC.

H. **Approval of Contractors.** For each building erected or placed on any Unit subject to this Declaration, the prime contractor or builder to be hired for construction of such building shall be approved in writing by the ACC prior to commencement of any construction. No builder, general contractor, or any subcontractor shall commence construction of any structure or improvement without the prior written approval of the ACC. Declarant or the ACC shall have the sole right to prohibit builders, contractors and subcontractors from building structures or improvements on the Units. Each Unit owner shall have the obligation to determine if a builder or contractor is on Declarant's approved builder list prior to entering into any contract for the construction of improvements. Such approval may be withheld for reasons such as the proposed contractor's or builder's financial status or building reputation.

I. **Liability of ACC.** The ACC and its individual members shall not be liable under any circumstances for any damage, loss or prejudice suffered or claimed on account of:

- (1) The approval or disapproval of any plans and specifications, whether or not defective;
- (2) The construction or performance of any work, whether or not pursuant to approved plans and specifications; or
- (3) The development of any property within the Development.

J. **Building Elevations.** All elevations of the building shall be designed in a consistent and coherent architectural manner. Changes in material, color and/or texture shall occur at points relating to the massing, fenestration and overall design concept of the building. The ACC should be entitled to reject any plans which would result in fenestration or length of building walls that would be incompatible with neighboring structures that would not harmonize with the natural surroundings or that would violate any of the standards set forth above.

K. **Building Location; Type of Materials, Size of Structures.**

(1) All buildings where possible should be located relative to the location of buildings on adjoining Units. The ACC may consider the proposed location of any structures and their effect on sight lines to minimize the structure's obstruction of views from neighboring Units. Units 4 through 13 inclusive, and Units 14 through 19 inclusive, shall be limited to single story structures because of sight lines. See typical residential structure building envelopes and setbacks depicted on the condominium plat attached hereto as Exhibit B.

(2) The exterior of all structures must be LP smart siding, cement board siding, James Hardie HardiePlank, or similar siding per Architectural Control Committee approval. Windows must be tan in color. Window trim must be 4-8" in width. Finishes shall be of colors that are in harmony with the colors of the natural surroundings, such as those commonly referred to as "earth tones" unless approved by the Architectural Control Committee. Dwellings must have a minimum size of 1050 square feet and a maximum size of 1650 square feet on the main floor. In addition to living space, homes may have up to an additional 200 square feet of porches, stoops, etc under cover. Unit 1, and Units 4 through 13 inclusive, are limited to a maximum of 4000 sq. ft. of impervious surface. The remainder of the Units within the 300 foot

setback of NEPCO Lake are limited to 3800 sq. ft. of impervious surface. Living space is determined by the outside dimensions (exclusive of garages, porches, patios, breezeways, sun rooms and similar additions) of the exterior walls of above grade finished living space. In no event shall floor space which is partially or completely below finished yard grade be counted for purposes of determining minimum or maximum square footage of living space. The minimum square footage shall be determined as of the time of initial construction, and shall not consider or include unfinished areas or future additions. All homes shall include an attached two (2) stall garage with a maximum of 700 square feet. The main portion of the roof shall have a minimum pitch of 6/12. A lesser pitch over other areas, such as porches, breezeways and bays, may be permitted at the sole discretion of the ACC. The roofing of all dwellings shall consist of fully dimensional asphalt shingles, with minimum 300 lb., dimensional shingles or wood, slate, or tile. Conventional asphalt shingles shall not be permitted. The ACC, in its sole discretion, may permit or prohibit the use of other types of roofing materials (such as fiberglass shingles) having substantially the same appearance as the permitted materials, as it may deem appropriate, to preserve the architectural integrity and quality of appearance of dwellings in the condominium. Further, the ACC may, in their sole discretion, permit the use of such other forms of high quality and aesthetically pleasing roof materials as may be available now or in the future, including but not limited to masonry and/or copper. All patios, sidewalks, etc. must be approved by the ACC.

(3) No exposed poured concrete or concrete block over twelve (12) inches above grade shall be permitted on any house. Where block or concrete would otherwise be exposed, it must be covered by house siding, or by brick or stone. In cases where the home has a walkout basement the ACC may require stone or brick on the walkout level depending on the siding being used. There are to be no exterior walls without windows and/or doors. If architectural insets are used they must be wrapped and shuttered the same as windows on the rest of the house. The ACC retains the right to require additional architectural detail. No white houses, white windows, white door trim, white fascia/soffit, or white structures whatsoever will be allowed. All fireplace chimneys shall be brick, stone, cultured stone or masonry faced with stucco regardless if the fireplace is on an exterior or interior wall. In-ground swimming pools shall be permitted, subject to the approval of the ACC, and local zoning ordinances and specifications. Above ground swimming pools are prohibited. Hot tubs and spas are permitted per approval by the ACC. If placed on a concrete slab, the slab requires approval. If covered with a gazebo type structure, the gazebo requires approval, whether or not the gazebo is permanently affixed to the ground.

(4) The plans and specifications submitted to the ACC, and thereafter all improvements to be constructed on a Unit, shall comply fully with the Wood County Shoreland Zoning Ordinance. Each Unit owner prior to any construction shall contact the Wood County Zoning Department to determine what permits may required prior to any earth moving or grading activities. Each Unit owner is hereby advised that compliance with the Shoreland Zoning Ordinance may include, without limitation, the following mitigation measures:

A. Standard erosion and storm water runoff control measures shall be implemented and all mitigation activities shall comply with sections of the Shoreland Zoning Ordinance regarding land disturbing activities.

B. Any site plan shall describe all proposed mitigation measures.

1. The site plan shall be designed and implemented to restore natural functions lost through development and human activities.

2. The mitigation measures shall be proportional in scope to the impacts on water quality, near-shore aquatic habitat, upland wildlife habitat and natural scenic beauty.

C. Mitigation measures shall include an implementation schedule and enforceable obligations on the Unit owner to establish and maintain the mitigation measures.

D. The enforceable obligations shall be evidenced by a Shoreland Mitigation/Preservation Affidavit submitted to the ACC, and if applicable, the County.

E. The owner(s) or their agent must submit a plan that will be implemented by the owner of the Unit to establish, preserve, enhance and/or restore a vegetative buffer zone that covers at least 70% of the half of the shoreland setback area that is nearest to the water. The plan must be approved by the ACC, and if applicable, the County. Vegetative buffer zone plans shall include the following:

1. NRCS Code 643A, "Shoreland Habitat" (<http://efotg.sc.egov.usda.gov/references/public/WI/643a.pdf>) and "Wisconsin Biology Technical Note 1: Shoreland Habitat" (<ftp://ftp-fc.sc.egov.usda.gov/WI/technotes/biology-tn1.pdf>) shall be used as a guideline and the provisions of which are hereby incorporated by reference for the purpose of developing and approving plans for vegetative buffer zones.

2. To be considered for approval, a plan to establish, preserve, enhance and/or restore a vegetative buffer zone shall, at a minimum, contain:

(a) A description of how the Unit owner intends to carry out the project, including methods, materials and equipment to be used;

(b) A proposed schedule and sequence of work activities;

(c) The names, descriptions and densities of native species to be utilized in the restoration work, including ground cover, shrubs and tree layers;

(d) A description of the site before the project begins and a description of the proposed site once the buffer is completed; and

(e) The erosion control measures that will be used during construction of the permitted structure and vegetative buffer zone to control sediment, runoff and protect water quality.

3. To be considered for approval, a plan to establish, preserve, enhance and/or restore an existing native vegetative buffer zone shall, at a minimum, contain:

(a) A description of how the unit owner intends to maintain the buffer, including any "no mow" plans;

(b) Supplemental plantings of native species;

(c) Removal of non-native species (e.g. purple loosestrife); and

(d) The erosion control measures that will be used during construction of the permitted structure(s) and any disturbance in the vegetative buffer zone due to planting or removal of non-natives to control sediment, runoff and protect water quality.

4. A shoreland grading permit may be required to implement a vegetative buffer zone plan.

Mitigation Options: Where vegetative buffer requirements have been met and mitigation is required under provisions of the Shoreland Zoning Ordinance, a Unit owner shall restore and maintain native vegetation and water quality protection functions of the shore buffer area within 25 ft. of the ordinary high water mark.

Other Practices: At the discretion of the ACC, additional mitigation points may need to be approved for restoration or protection activities that are likely to provide significant

benefits to meet the objectives of the Shoreland Zoning Ordinance. Examples may include construction of a storm water detention basin, rain garden, or other storm water management plan activities; or replacement of seawalls with bio-engineered structures.

L. Utilities. All utilities serving any building or site shall be underground. No building or other improvement, or trees shall be erected, placed or planted within any utility easement.

M. Fencing. Fences shall not be allowed without the prior written consent of the ACC.

N. Garages; Outbuildings. All garages shall be attached to the dwelling and shall have space for no fewer than two cars. No trailer, tent, tree house, boat house, shack, detached garage, barn, outdoor toilet, outdoor wood burning furnace, or any part thereof, shall be erected or permitted to remain on any Unit, temporarily or permanently, except for construction trailers during the period of construction.

O. Landscaping. The following guidelines shall be followed for each Unit in the Condominium:

(1) Landscape plans shall be developed to enhance the ambience of each Unit. The overall plan should pay particular attention to street side foundation plantings and should adapt to the surrounding topography of the Unit.

(2) All plantings to be placed upon the Unit shall be planted within 120 days of occupancy of the dwelling or upon completion of construction, whichever comes first, except that sodding, seeding, and planting new vegetation shall not be required during any period in which winter weather conditions restrict the ability to complete the planting.

(3) No planting shall be permitted within an easement of record which may damage or interfere with the installation and maintenance of utilities or which may alter the direction or impede the flow of surface water in drainage channels within the Condominium or within an easement. No grading or earth moving activities shall be permitted in the common areas other than by the Declarant or the Association.

(4) No Owner shall grade or obstruct any swale or drainage way whether in an easement or not which is in existence at the time of construction so as to impede the flow of surface water from other Units through such swale or drainage way. The elevation of a Unit shall not be changed so as to materially affect the surface elevation, grade, or drainage pattern of the surrounding Units. Any modification to drainage patterns shall be approved by the ACC and the Town of Saratoga.

(5) Each Unit shall, within one growing season of the issuance of a certificate of occupancy for the dwelling located thereon, be improved with all landscaping that was set forth in the landscaping plan approved by the ACC.

(6) Each Unit owner shall comply with all rules and regulations of the Wood County Shoreland Zoning Ordinance, as amended. Compliance may include, without limitation, limits on the amount of impervious surface to be developed on a Unit, the location of improvements within a Unit, erosion and stormwater runoff control measures, and vegetative buffer zone plans. Unit 1, and Units 4 through 13 inclusive, are limited to a maximum of 4000 sq. ft. of impervious surface. The remainder of the Units within the 300 foot setback of NEPCO Lake are limited to 3800 sq. ft. of impervious surface.

P. Construction Deadline. Each residential structure erected shall have its entire external construction completed within twelve (12) months from the date of issuance of the building permit except for delays in completion due to strike, war, or act of God. During the time of construction the Unit owner shall be responsible to see that his or her contractor maintains a constant cleanup of all scraps, paper or other waste materials, and all dirt and mud tracked onto public or private streets, and that all access to the site is through the approved driveway, and by no other means or way. The Unit owner shall further be responsible for the repair of any and all damage to the public or private right-of-way adjacent to the Unit, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale and/or culvert, and to any drainage ditches, swales and/or other drainage facilities on or adjacent to the

Unit. During any earth moving activities, proper erosion control practices shall be installed to prevent sediment entering storm water drainage ways or leaving the immediate construction site

Q. Driveways; Driveway Restrictions. The owner of each Unit shall, within six (6) months of the date of issuance of an occupancy permit for the construction of a residence on a Unit, install a driveway. Said driveway shall extend from the vehicle entry to the garage to an intersection with the public or private road. The driveway shall have a minimum three (3) foot side yard setback, unless otherwise approved in writing by the ACC (in its sole discretion).

R. Variances. The ACC is authorized to grant variances from any provision of this Declaration where such variances will assist in carrying out the intent and spirit of this Declaration and where strict application of the provision would result in a particular hardship to the person seeking the variance.

S. Inspections. The ACC and its designated representatives shall have the right to inspect the construction of any improvements to any Unit, without notice and during regular business hours, to ensure that all construction is performed in accordance with the plans and specifications previously approved by the ACC.

T. Single-Family Residences. Each Unit shall be used as a single family residence (each of which is referred to herein as a "dwelling"), except that Declarant may use one or more Units or dwellings as a sales office and/or model for purposes of marketing Units and dwellings. A dwelling shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage or adoption) plus no more than one unrelated person. No structures shall be erected, altered, placed or permitted to remain on any Unit or part thereof other than those permitted by the ACC. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office, or professional practice, may be conducted from any dwelling. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit an Owner from:

- (1) maintaining his or her personal professional library in his or her dwelling;
- (2) keeping his or her personal business or professional records or accounts in his or her dwelling;
- (3) handling his or her personal or business records or accounts in his or her dwelling; or
- (4) handling his or her personal business or professional telephone calls or correspondence from his or her dwelling.

Nothing in this Section shall authorize the maintaining of an office (other than a sales office for Declarant as described above) at which customers or clients customarily call and the same is prohibited.

U. Signs. No sign of any kind shall be displayed to the public view on any Unit except for the following: (1) One sign not more than two square feet in size identifying the owner of the property. (2) One information tube (maximum 5" x 5" x 18" in size) advertising the property for sale. The tube may say "information" or "info" only. The tube may not say for sale. The tubes must be earth tones or a color approved by the Architectural Control Committee. Any structure that the info tube is attached to must be earth tones and approved by the Architectural Control Committee. No telephone numbers or Real Estate Company/Individual names may be listed on the tube or structure that it is attached to. No extension or hanging sign from the tube is permitted. The tube may not hang from a support post. It must be placed on top of the support post. Declarant at the Declarant's sole discretion may install any signs in conjunction with Unit or home sales on the Land, or advertise other developments of the Declarant or its affiliates, and such Declarant signs may be placed within Units, limited common elements, or common elements. Declarant or the Association may erect one or more subdivision entrance signs surrounded with landscaping at their discretion.

V. Garbage and Refuse Disposal. No Unit shall be used or maintained as a dumping ground for rubbish, trash, garbage or waste. All garbage, clippings, rocks or earth must be in containers. All equipment for the

storage or disposal of such materials shall be kept in a clean and sanitary condition and shall comply with all local, state, and/or other regulations.

W. Storage. Outdoor storage of vehicles, boats, or any other personal property shall not be permitted. The parking of service vehicles owned or operated by the Unit owners and their families is prohibited unless they are kept in garages. Parking shall be allowed upon the private streets in the Condominium for periods not to exceed 24 hours. The storage of automobiles, boats, travel trailers, mobile homes, campers, snowmobiles, motorcycles or any other recreational vehicles is prohibited unless kept inside the garage. This shall not prohibit the temporary parking of such vehicles for the purpose of loading and unloading. Subject to any applicable laws, no exterior antennas, windmills or satellite dishes shall be erected on any structure or Unit without the prior written approval of the ACC. No firewood or wood pile shall be kept outside a structure unless it is neatly stacked, placed in a rear yard or a side yard not adjacent to a street, and screened from street view by plantings or a fence approved by the ACC. Nothing set forth in this Section shall prohibit temporary storage of moving vehicles for the purpose of loading or unloading for a period of more than eight (8) hours. No cars or other equipment may be parked on any yard at any time.

X. Nuisance Prohibited. No noxious or offensive trade or activity shall be carried on which may be or will become a nuisance to the neighborhood. All areas of the Unit not used as a building site or lawn or under cultivation (such as a vegetable garden) shall be so cultivated or tended as to be kept free from noxious weeds. The Owner of each Unit shall be responsible for maintaining the Unit in a neat appearance.

Y. Antennae. No exterior antennae, other than two dish type antenna not exceeding thirty (30) inches in diameter, shall be allowed within any Unit. With respect to dish antennas not exceeding thirty (30) inches in diameter, they shall not be attached to the front of any house, nor shall same be located in the front yard of the residence.

Z. Restrictive Covenants in favor of Domtar Wisconsin Dam Corp. Each Unit owner hereby acknowledges receipt of the following: (i) a recorded copy of the Waiver of Claims Agreement dated March 29, 2011 and recorded with the Wood County Register of Deeds Office on April 6, 2011, as Document No. 2011R03193 ("Waiver of Claims"); and (ii) a recorded copy of the Declaration and Agreement of Restrictive Covenants dated March 29, 2011, and recorded with the Wood County Register of Deeds Office on April 6, 2011 as Document No. 2011R03194, as amended ("Declaration"). Declarant hereby discloses that each Unit in the condominium is subject to the terms of the Declaration and Waiver of Claims, which are perpetual in nature and run with the Land, each Unit, and the common elements of the condominium.

The Declaration provides in part that each Unit owner, and their successors and assigns, are prohibited from the following:

- (i) No person shall be permitted to install, on any portion of the Land, an individual septic system (other than the approved community onsite wastewater treatment system located within the common elements); and
- (ii) No person shall spray, discharge, or dump chemicals of any kind into Nepco Lake or nearby drainage areas, nor shall any person draw water from Nepco Lake for any reason whatsoever including, but not limited to, irrigation or residential use.
- (iii) The acquisition of the Unit or any portion thereof by any person shall be deemed the irrevocable ratification, agreement, and consent to the terms of the foregoing restrictions by such person and shall be binding upon such person.

The Waiver of Claims provides in part that each owner of a Unit in the condominium, and their successors and assigns, have waived any claims that a Unit owner or the Association may have against Domtar Wisconsin Dam Corp., and its successors and assigns ("Domtar") relating to Domtar's use of Nepco Lake. Each Unit owner further agrees and acknowledges on behalf of itself/himself/herself, its successors and assigns that:

- (i) Domtar (and its successors or assigns, as applicable) has the discretionary right to draw down and vary the Nepco Lake water levels, including, without limitation, the right from time to time to withdraw, use, consume and return the water from or to Nepco Lake or the tributaries thereof;
- (ii) Domtar (and its successors or assigns, as applicable) has the discretionary right to undertake activities affecting Nepco Lake and the tributaries thereof that are related to the operations of Domtar (or its successors or assigns, as applicable) at its paper mills in the vicinity of Nepco Lake (or such other operations as may be conducted by Domtar on its property located in the vicinity of Nepco Lake), such as dredging, maintenance, beaver trapping, management of settling ponds, repair and replacement of intake pipes and related activities (collectively, the "Operational Activities");
- (iii) Each Unit owner in the condominium, and the future purchasers, tenants, occupants and users of the Unit or common elements, or any portion thereof, shall not interfere in any way with the withdrawal, use, consumption or return of water from or to Nepco Lake or the tributaries thereof or the Operational Activities by Domtar (or its successors or assigns, as applicable), and shall not challenge or interfere with any permits or approvals of Domtar (or its successors or assigns, as applicable) related to the Operational Activities or the withdrawal, use, consumption or return of water from or to Nepco Lake or the tributaries thereof;
- (iv) Each Unit owner in the condominium and all future purchasers, tenants, occupants and users of the Unit or common elements, or any portion thereof, hereby waive any and all claims and causes of action, known or unknown, existing or not yet existing, against Domtar, its successors and assigns in any way related to (i) the water levels of Nepco Lake (including low lake levels and flooding) or the tributaries thereof, (ii) the use of Nepco Lake or the tributaries thereof for recreational activities, (iii) the condition or use of the settling ponds, dams, levees, boat landing and other improvements and features of Nepco Lake, the tributaries thereof and the adjacent lands owned by Domtar (or its successors or assigns, as applicable), and/or (iv) any of the Operational Activities of Domtar or its successors or assigns affecting Nepco Lake or the tributaries thereof. The foregoing waiver shall include, but not be limited to, claims of public nuisance and trespass; and
- (v) The acquisition of a Unit or any portion thereof by any person shall be deemed the irrevocable ratification, agreement, and consent to the terms of the foregoing waivers and agreement by such person and shall be binding upon such person, their successors, and assigns.
- (vi) Subject to the terms and conditions of the Waiver, each Unit owner in the condominium, and its successors and assigns, and the general public, shall have the right to the use and enjoyment of Nepco Lake for recreational purposes.
- (vii) Each Unit owner further acknowledges that the Waiver of Claims may be pleaded by Domtar (or its successors or assigns) as a complete defense to any action or proceeding that may be brought or instituted against Domtar concerning the subject matter hereof.
- (viii) The restrictions contained in the Waiver of Claims shall be perpetual and shall run with the Land.
- (ix) Additionally, and in no way in limitation of the foregoing, each Unit owner acknowledges and expressly agrees that Domtar, its successors or assigns shall have the right, at the sole cost of the fee simple titleholder of a Unit in the condominium, to enter upon the Unit and common elements and use reasonable force to cure any violation of the Waiver of Claims and Declaration.

Each Unit owner and the Association hereby agrees to hold Declarant harmless, and indemnify Declarant for any claims related to a Unit owner's or the Association's violation of the terms and conditions of the Waiver of Claims and Declaration, except to the extent caused by the negligence or intentional acts of the Declarant.

AA. Amendment. Until all of the Units subject to this Declaration have been sold by Declarant, this Section 18 may only be amended by the recording of a written instrument executed by or on behalf of all the following: (1) Declarant and (2) the owners of at least sixty-seven percent (67%) of the Units subject to this Declaration.

BB. Enforcement. Declarant and any Owner shall have the right to enforce the provisions of this Section 18 or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this section, either to restrain or cure the violation or to recover damages, or both. Nothing herein shall be deemed to limit the rights of the Town of Saratoga or Wood County to enforce any zoning codes, ordinances, regulations or other requirements which may be identical or similar to the requirements of this Declaration.

CC. Attorneys' Fees. If any suit or action is brought to enforce the provisions of this Declaration, the party who prevails in such action or suit shall be entitled to recover its court costs and attorneys' fees from the other party.

19. CONDOMINIUM ASSOCIATION

A. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of the Association, which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin.

The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act"), this Declaration, and Chapter 181, Wisconsin Statutes (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles, and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners.

B. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed upon, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided section C below, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Units to purchasers, assuming that the Condominium has been fully expanded under Section 8; or (c) thirty (30) days after the Declarant's election to waive its right of control.

C. **Board of Directors.** The affairs of the Association shall be governed by a Board of Directors. Within thirty (30) days after the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the Board of Directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors. For purposes of calculating the percentages set forth in this Section, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by the maximum number of Units permitted under Section 8.

D. **Maintenance and Repairs**

(1) **By Association.** The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements and shall maintain the same in good, clean, and attractive order and repair, and shall have an easement over the entire Condominium for the purpose of carrying out these responsibilities. In addition, the Association shall be responsible for providing and maintaining the common elements including snow plowing all sidewalks, private streets, parking areas; and the maintenance, repair, and replacement of all outdoor common element amenities, including landscaping, sidewalks, community septic system, bicycle paths, and parking areas. The Association shall be responsible for repairing and replacing when necessary any Common Elements and Limited Common Elements.

The Declarant shall construct a community septic system to be located in the common areas to service the initial thirteen (13) Units. General and Special Assessments associated with the operation and maintenance of the community septic system shall be shared pro rata among the initial thirteen (13) Unit owners. General Assessments for the community septic system are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The General Assessments for the community septic system are subject to change upon written notice from the Association.

(2) **By Unit Owner.** Each Unit Owner shall be responsible for the construction, maintenance, repair, and replacement of all structures and improvements constructed within the Unit, except to the extent any repair cost is paid by the Association's insurance policy.

Each Unit shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owner of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing before the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under this Section.

(3) **Damage Caused by Unit Owners.** To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof) or (iii) the Association must restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owner of the Unit occupied by such tenant or occupant or responsible for such guest,

contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement and restoration.

E. Common Expenses. Any and all expenses incurred by the Association in connection with the management, maintenance, repair, and replacement of the Condominium, maintenance of the Common Elements and other areas described in this Section, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for: the community septic system, landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; and maintenance and management salaries and wages.

F. General Assessments. The Association shall levy monthly or annual general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their Percentage Interests. General Assessments shall be due in advance on the first day of each month, or the first month of each calendar year, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act.

Notwithstanding the foregoing, Units not yet sold by Declarant shall not be subject to General Assessments. If, however, during the period of Declarant control the General Assessments against any Unit not owned by Declarant would exceed the amount set forth in the budget per Unit (excluding any portion of General Assessments to fund reserves), Declarant shall either (a) record a document to cause its Units to be subject to General Assessments, or (b) pay to the Association the amount necessary to cause the General Assessments against the Units not owned by Declarant to be reduced to the amount set forth in the budget per Unit (excluding any portion of General Assessments used to fund reserves). Furthermore, if the Association has established a statutory reserve account under Section 703.163 of the Wisconsin Statutes, (a) no reserve fund assessments shall be levied against any Unit until a certificate of occupancy has been issued for that Unit, and (b) payment of any reserve fund assessments against any Unit owned by Declarant may be deferred until the earlier to occur of (i) the first conveyance of such Unit, or (ii) five years from the date exterior construction of any structure on which the Unit is located has been completed.

G. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

H. The Declarant shall have the right to establish a "Subdivision Association" to be called the "Nepco Lake Owner's Association" for purposes of adopting budgets for revenues, expenditures, and reserves, and levy and collect assessments for expenses related to the maintenance of Nepco Lake and other common areas in and around Nepco Lake. The Subdivision Association shall not be a Master Association under Section 703 of the Wisconsin Statutes. Each Unit owner shall be a member of the Subdivision Association along with the owners of other condominium and non-condominium property developed by the Declarant and its affiliates in and around Nepco Lake. The Subdivision Association shall be governed by a separate Declaration and By-laws.

20. MISCELLANEOUS

A. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to the Unit to the Association to correct any condition originating in the Unit and threatening another Unit or the Common Elements, to install, alter, or repair mechanical or electrical services or other Common Elements in the Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas of the Condominium. Such entry shall be made with prior notice to the Unit Owner, and shall be scheduled for a time reasonably convenient to the Unit Owner, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors.

B. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the agent for service of process specified in this Declaration. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

C. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

D. Declarant Access During Construction of Improvements. During any period in which: (a) Declarant is developing the Units or constructing other improvements on the Property, (b) Declarant is performing any warranty work, or (c) Declarant is replacing or repairing any Common Elements or Limited Common Elements, the Declarant and its contractors, and subcontractors, and their respective agents and employees, shall have an easement for access to all parts of the Condominium as may be required in connection with said work.

E. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant" may be assigned by a written, recorded amendment to any other party who assumes such rights, powers and obligations. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers and obligations. Such amendment need be signed only by the assignor and assignee named therein.

F. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws, and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

G. Disclosure Regarding Warranties. The Declarant shall assign to the Association upon substantial completion of each phase of construction or development all warranties held by the Declarant and covering any construction of the Common Elements. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by the Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Section 706.10(7), Wisconsin Statutes, which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or condominium, is hereby expressly disclaimed and excluded. Any other implied warranties created by common law, including, without limitation, the Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Section 895.07(8), Wis. Stats.

H. Future Easements and Agreements. Declarant, for as long as Declarant or an affiliate of Declarant or any of its Members, shall have any ownership interest in the Property, the Expansion Property described on Exhibit C, or any property in or around Nepco Lake, shall have the right to grant easements to, and enter into agreements with, the owners of adjacent properties, the public, or others, in Declarant's sole discretion, and on terms deemed appropriate by Declarant, so long as such easements and agreements do not materially diminish the rights of any Unit Owner; however, some easements and agreements may increase the Association's budget. Included within such right to grant easements is Declarant's right to grant easements to the shores of and in and around Nepco Lake, and any beach, marina, piers, or boat slips on or about Nepco Lake.

(Signature Page Follows)

EXHIBIT A
LEGAL DESCRIPTION

(See Attached)

Lot 1 of Wood County Certified Survey Map number 9488 recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.69 feet to the Northwest corner of said Section 5, thence S 00°38'23" E a distance of 1491.68 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 5 and the Northwest corner of Lot 1 of Wood County Certified Survey Map number 750, thence S 89°29'46" E along the North line of said Lot 1 a distance of 198.00 feet to the Northeast corner thereof, thence N 00°37'34" W a distance of 64.24 feet to the Southerly right-of-way line of SouthShore Drive and a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 26°30'42" and a chord that bears S 75°46'10" W a distance of 152.71 feet, thence along the arc of said curve and said Southerly right-of-way line a distance of 154.08 feet, thence N 00°58'28" W a distance of 66.00 feet to the Northerly right-of-way line of said SouthShore Drive and a non-tangent curve to the left which has a radius of 267.00 feet, a delta angle of 44°40'13" and a chord that bears N 66°41'24.5" E a distance of 202.93 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 208.17 feet to a curve to the right which has a radius of 833.00 feet, a delta angle of 05°13'49" and a chord that bears N 46°58'12.5" E a distance of 76.01 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 76.04 feet to the **POINT OF BEGINNING**, thence N 38°08'40" W a distance of 132.01 feet to a curve to the left which has a radius of 1967.00 feet, a delta angle of 02°46'09" and a chord that bears N 39°31'44.5" W a distance of 95.06 feet, thence along the arc of said curve a distance of 95.07 feet, thence N 40°54'49" W a distance of 182.78 feet, thence N 49°05'11" E a distance of 59.14 feet to a curve to the left which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears N 13°57'05.5" E a distance of 307.32 feet, thence along the arc of said curve a distance of 327.46 feet to a non-tangent curve to the left which has a radius of 19.00 feet, a delta angle of 07°14'00" and a chord that bears S 73°16'25" W a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence S 69°39'25" W a distance of 87.52 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears S 80°20'29" W a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence S 01°01'32" W a distance of 68.67 feet, thence S 20°59'41" W a distance of 116.15 feet, thence S 51°36'33" W a distance of 24.27 feet, thence N 28°28'31" W a distance of 33.26 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears N 30°46'51" W a distance of 79.94 feet, thence along the arc of said curve a distance of 122.44 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 61°29'15" and a chord that bears N 26°10'11.5" E a distance of 19.43 feet, thence along the arc of said curve a distance of 20.39 feet to a curve to the left which has a radius of 184.00 feet, a delta angle of 00°15'47" and a chord that bears N 04°42'19.5" W a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 216.00 feet, a delta angle of 20°13'25" and a chord that bears N 05°16'29.5" E a distance of 75.85 feet, thence

along the arc of said curve a distance of 76.24 feet, thence N 15°23'12" E a distance of 0.05 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 84°20'30" and a chord that bears N 26°47'03" W a distance of 25.51 feet, thence along the arc of said curve a distance of 27.97 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 18°27'39" and a chord that bears N 59°43'28.5" W a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the left which has a radius of 457.07 feet, a delta angle of 17°14'27" and a chord that bears N 59°06'52.5" W a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 84.00 feet, a delta angle of 03°19'40" and a chord that bears N 69°23'56" W a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 70°12'09" and a chord that bears S 73°50'09.5" W a distance of 21.85 feet, thence along the arc of said curve a distance of 23.28 feet to a curve to the right which has a radius of 40.00 feet, a delta angle of 121°59'58" and a chord that bears N 80°15'56" W a distance of 69.97 feet, thence along the arc of said curve a distance of 85.17 feet, thence S 70°44'03" W a distance of 32.03 feet, thence N 80°05'53" W a distance of 94.43 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 04°52'21" E a distance of 70.50 feet, thence N 14°04'43" W a distance of 67.25 feet, thence N 26°49'30" E a distance of 119.54 feet, thence S 63°19'26" E a distance of 124.90 feet, thence S 44°25'22" E a distance of 85.31 feet, thence S 63°56'26" E a distance of 65.36 feet, thence S 67°07'53" E a distance of 68.27 feet, thence S 55°40'33" E a distance of 66.15 feet, thence S 73°40'48" E a distance of 56.43 feet, thence N 76°11'26" E a distance of 64.86 feet, thence S 77°58'49" E a distance of 67.35 feet, thence N 86°12'51" E a distance of 66.09 feet, thence N 72°19'21" E a distance of 56.14 feet, thence departing from said meander line S 27°12'31" E a distance of 22.38 feet, thence S 44°01'55" E a distance of 111.77 feet to a non-tangent curve to the left which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears N 54°12'41" E a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet to a curve to the right which has a radius of 166.00 feet, a delta angle of 42°36'24" and a chord that bears N 68°43'29" E a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet, thence S 89°58'19" E a distance of 853.68 feet, thence S 00°00'00" W a distance of 217.75 feet, thence N 89°48'57" W a distance of 745.64 feet, thence N 00°01'41" E a distance of 166.71 feet, thence N 89°58'19" W a distance of 108.14 feet to a curve to the left which has a radius of 117.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 85.01 feet, thence along the arc of said curve a distance of 87.00 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 09°31'02" and a chord that bears S 52°10'48" W a distance of 30.36 feet, thence along the arc of said curve a distance of 30.40 feet to a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 66°47'44" and a chord that bears S 14°30'27" W a distance of 366.60 feet, thence along the arc of said curve a distance of 388.21 feet, thence S 40°54'49" E a distance of 116.85 feet to a curve to the right which has a radius of 2033.00 feet, a delta angle of 02°46'09" and a chord that bears S 39°31'44.5" E a distance of 98.25 feet, thence along the arc of said curve a distance of 98.26 feet, thence S 38°08'40" E a distance of 132.01 feet to the Northerly right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 833.00 feet, a delta angle of 04°32'27" and a chord that bears S 51°51'20.5" W a distance of

66.00 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 66.02 feet to the ***POINT OF BEGINNING***.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Subject to easements, covenants, restrictions and right-of-ways of record.

EXHIBIT B
CONDOMINIUM PLAT

(See Attached)

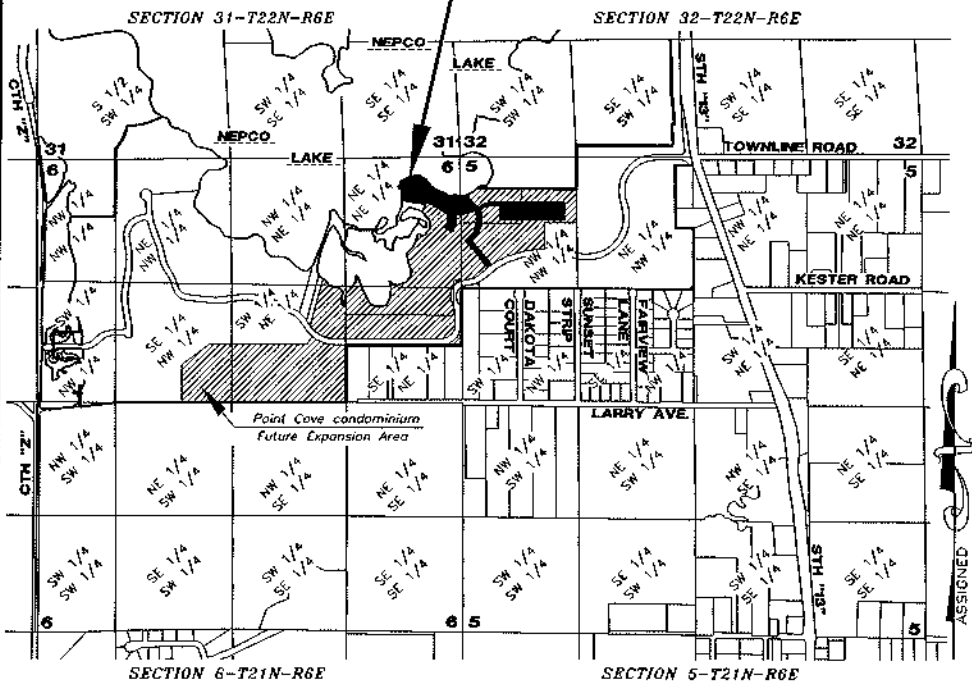
HSA
 HSA PROFESSIONAL SERVICES, INC.
 1000 Wisconsin Avenue, Suite 100
 Westborough, MA 01581
 Tel: 508-853-8800
 Fax: 508-853-8801
 www.hsa.com

Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 185 as Document number 2012R07668. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

THIS PLAT
 Solid-hatched Areas



LOCATION MAP
 SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, hereby certify that I am a Licensed Land Surveyor authorized to practice that profession in this state; and That I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statutes, Wood County Ordinance #701 and the Town of Saratoga Building Code Ordinance No. 03-21-2007A, as amended; and That I have surveyed and mapped the property described and shown upon these sheets of these Condominium Plat at the direction of Brad Pavloski for Great Northern Timber Company, LLC, owner; and That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and That the identification and location of each unit and the common elements can be determined from the plat.

HSA PROFESSIONAL SERVICES, INC. DATE
 CHRISTOPHER J. RENNER, WISCONSIN REGISTERED LAND SURVEYOR #2441

COUNTY OF WOOD:

The County of Wood does hereby certify that the Condominium Plat of Point Cove be and hereby is approved in compliance with the Wood County Shoreland Zoning Ordinance #704 and Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701.

Date: _____ Plat Review Officer

Condominium Plat

prepared for: Great Northern Timber Company LLC
 Wisconsin Rapids, WI, 54495-1027

Printed by: S00335/085

Point Cove

condominium

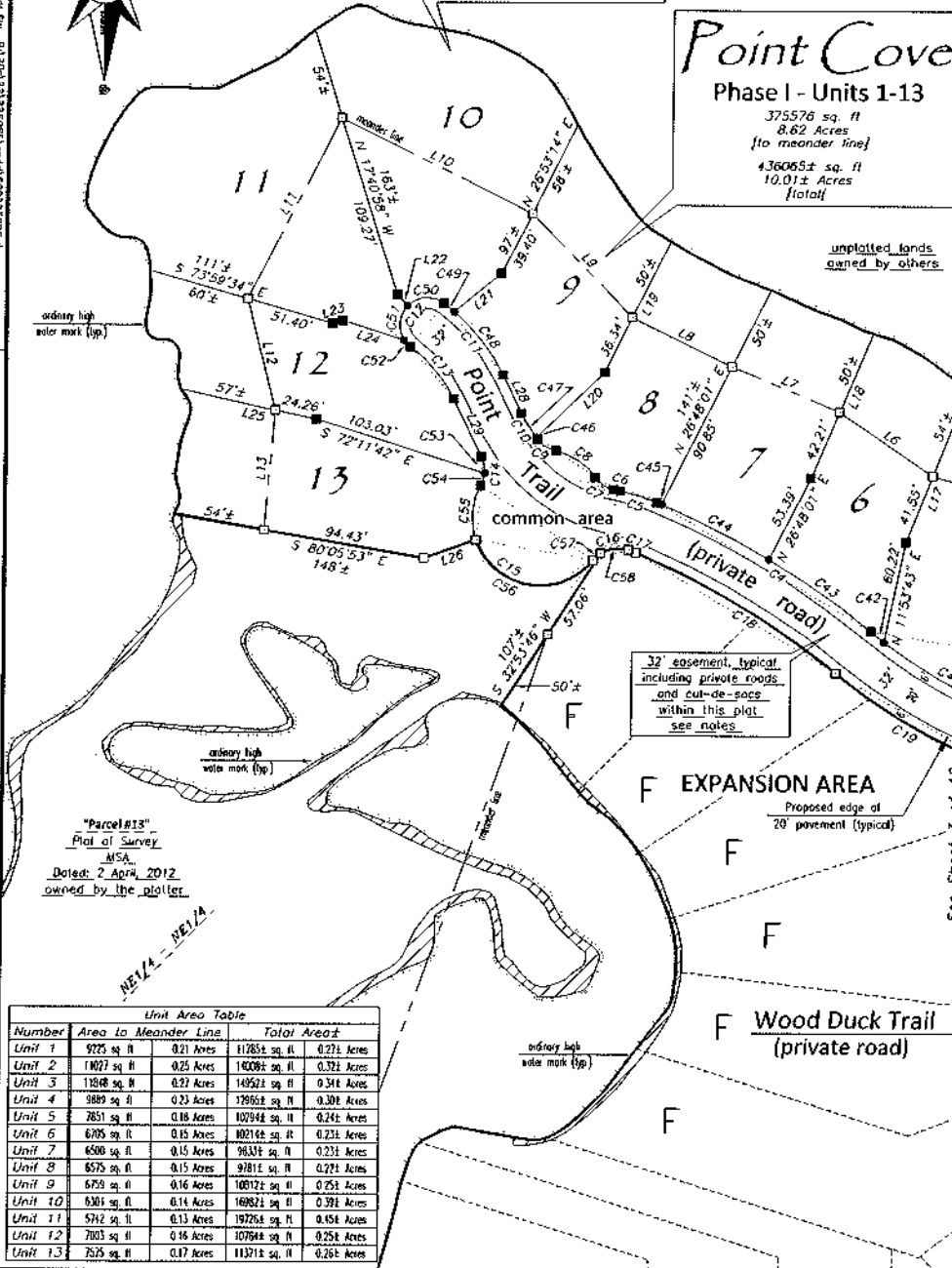
Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07638. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Sareloga, Wood County, Wisconsin. Detail of Sheets 9 and 10 of 18.



The North line of the Northwest Quarter of Section 5, T21N, R6E was assigned a bearing of N 89°51'48" E as the basis of bearings on this plat.

Lot 1
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07638

Point Cove
Phase I - Units 1-13
375576 sq. ft.
8.62 Acres
(to meander line)
436065± sq. ft.
10.01± Acres
[total]



"Parcel#13"
Plat of Survey
MSA
Dated: 2 April, 2012
owned by the plotter.

Unit Area Table

Number	Area to Meander Line	Total Area±
Unit 1	9275 sq. ft. 0.21 Acres	11285± sq. ft. 0.27± Acres
Unit 2	11077 sq. ft. 0.25 Acres	14008± sq. ft. 0.32± Acres
Unit 3	11848 sq. ft. 0.27 Acres	14952± sq. ft. 0.34± Acres
Unit 4	9889 sq. ft. 0.23 Acres	12958± sq. ft. 0.30± Acres
Unit 5	7851 sq. ft. 0.18 Acres	10794± sq. ft. 0.24± Acres
Unit 6	6795 sq. ft. 0.15 Acres	8921± sq. ft. 0.21± Acres
Unit 7	6508 sq. ft. 0.15 Acres	9833± sq. ft. 0.23± Acres
Unit 8	6579 sq. ft. 0.15 Acres	9781± sq. ft. 0.22± Acres
Unit 9	6759 sq. ft. 0.16 Acres	10812± sq. ft. 0.25± Acres
Unit 10	6301 sq. ft. 0.14 Acres	16982± sq. ft. 0.39± Acres
Unit 11	5742 sq. ft. 0.13 Acres	19726± sq. ft. 0.45± Acres
Unit 12	7003 sq. ft. 0.16 Acres	10764± sq. ft. 0.25± Acres
Unit 13	7575 sq. ft. 0.17 Acres	11371± sq. ft. 0.26± Acres

MSA
MEASUREMENTS & SURVEYING
A DIVISION OF
MIDWESTERN SURVEYING & CONSTRUCTION, INC.
6100 Wisconsin Avenue, Suite 300
Madison, Wisconsin 53719
Phone: 608-784-1111
Fax: 608-784-1122
www.msa-wisconsin.com

Wood County, Wisconsin
Survey No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07638

Condominium Plat

Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI 54995-1027

Project No. 500356085
Sheet 2 of 18



MSA
MILWAUKEE SURVEYING & ENGINEERING
1800 W. Wisconsin Ave., Suite 100
Milwaukee, WI 53233
P. O. Box 1027
Wisconsin Rapids, WI 54985-1027

Project No.: PLS3013330085-100030035005.dwg
Date: 23 July 2012
Scale: 1" = 50'

Condominium Plat

PREPARED FOR:
Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI, 54985-1027

Project No.: 500235085
Sheet: 4 of 18

Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.
Detail of Sheets 9 and 10 of 18

LEGEND:

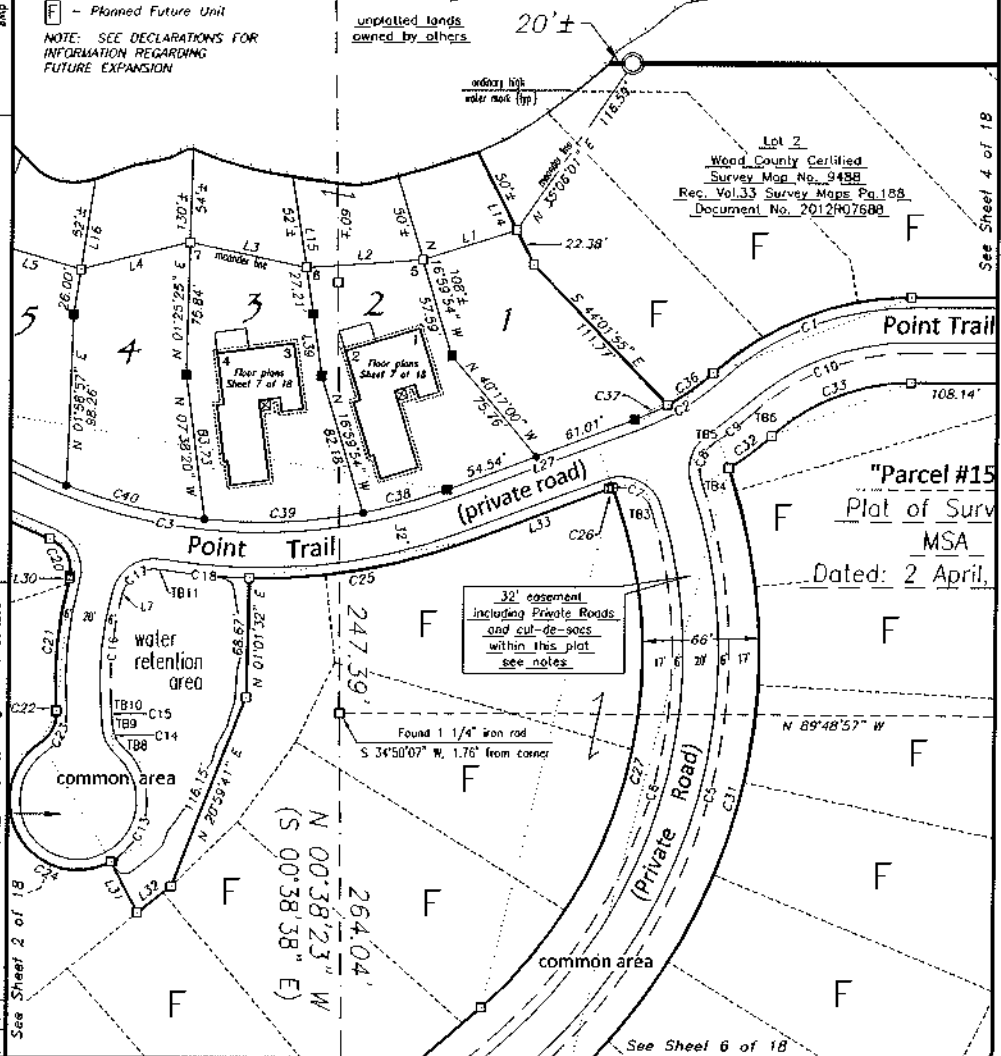
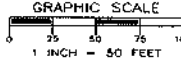
- — Harrison cast iron monument, found
- ⊙ — Waupaca cast iron monument, found
- ▲ — 1" Steel Berntsen Survey Mark, found
- ▼ — 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ⊗ — 2 1/2" O.D. round iron pipe, found
- ⊗ — 1 1/4" O.D. round iron pipe with plastic cap, found
- ⊗ — 1" O.D. round iron pipe with plastic cap, found
- ⊕ — Chiseled Cross in concrete, found
- — 3/4" round iron rod, found
- — 1 1/4" round iron rod, found
- — 3/4" x 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- — 1 1/4" x 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () — Recorded as
- Vinculum / Ownership tie
- ⊞ — Planned Future Unit

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



NEPCo Lake

Elevation = 925.5' (11 April, 2011)
Flood/High Water Elevation = 920'
Approx. Low Water Elevation = 917'
(USGS | NAVD 1988)



MSA

Point Cove condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in
Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the
Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Sorotoga, Wood County, Wisconsin.
Detail of Sheets 9 and 10 of 18



(S 00°40'31" E)
S 00°48'29" E
376.79' {total}
(376.57')

Plat of Survey
MSA - Marc A. Londo
Dated: 7/25/07
owned by the platter.

(N 89°50'21" W)
N 89°58'19" W

658.11'

FUTURE COMMON AREA

Lot 2
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688

common area

private onsite
treatment system area

Phase I - Units 1-13

N 89°48'57" W

373.64'

376.45'

293.76'

Condominium Plat

Great Northern Timber Company LLC
P. O. Box 1027
Wisconsin Rapids, WI 54495-1027

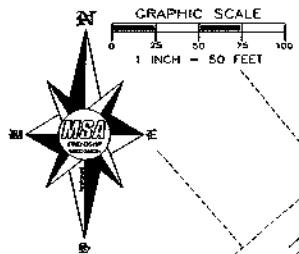
Map No. 2130A133508T
Date: 23 Jul, 2012
Scale: 1" = 50'

Project No. 108105



Point Cove condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in
Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the
Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.
Detail of Sheets 9 and 10 of 18

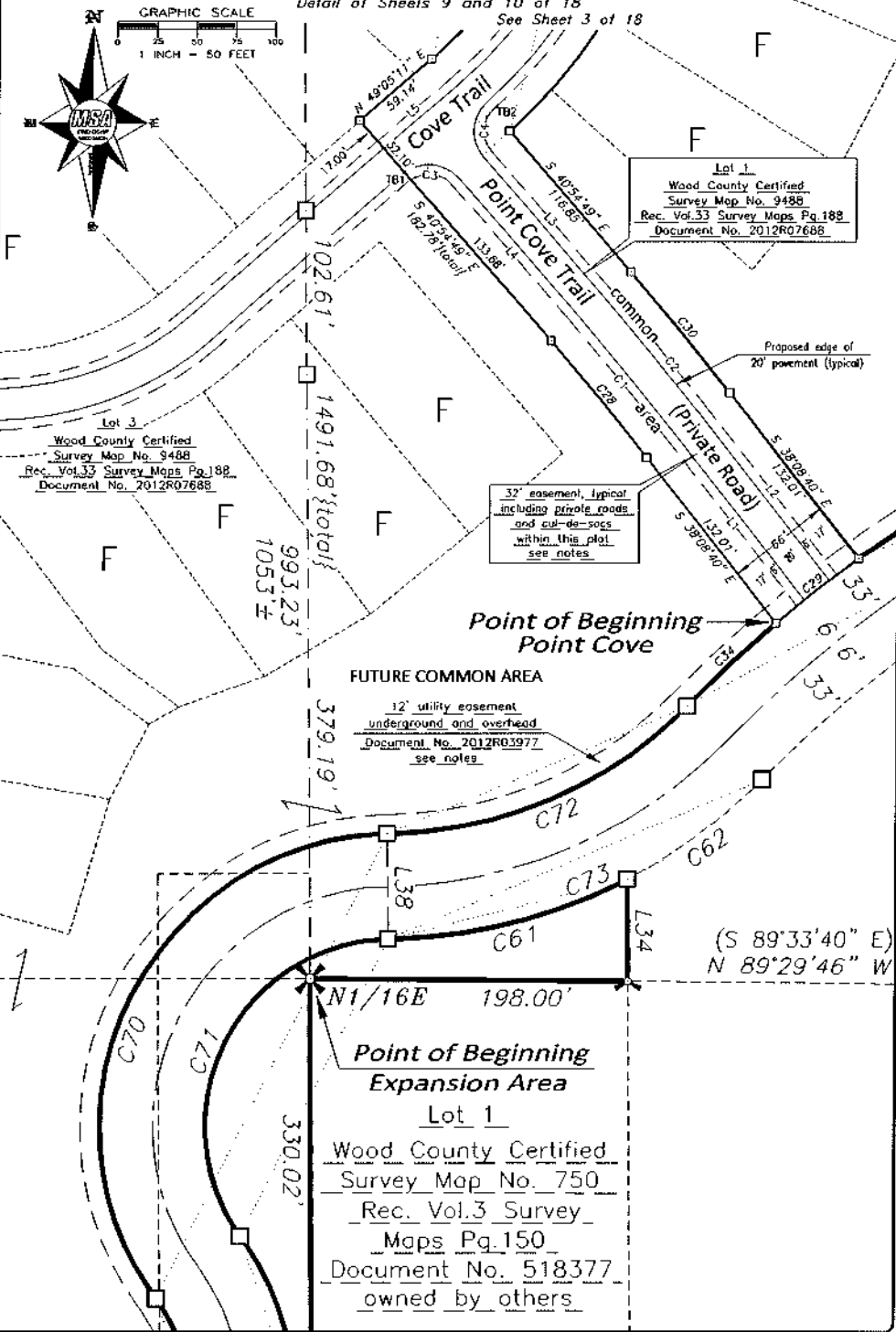


CONDOMINIUM PLAT
DRAWN BY: J. W. WILSON
DATE: 23 JULY 2012
SCALE: 1" = 50'
PROJECT NO.: 500159085
SHEET NO.: 9 OF 18

Condominium Plat

PREPARED FOR:
Great Northern Timber Company, LLC
P.O. Box 1027
Wisconsin Rapids, WI, 54495-1027

Project No. 500159085
Sheet 9 of 18



Lot 1
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688

32' easement, typical
including private roads
and cut-de-sacs
within this plat
see notes

FUTURE COMMON AREA
12' utility easement
underground and overhead
Document No. 2012R03977
see notes

Point of Beginning
Expansion Area
Lot 1
Wood County Certified
Survey Map No. 750
Rec. Vol. 3 Survey
Maps Pg. 150
Document No. 518377
owned by others

(S 89°33'40" E)
N 89°29'46" W



Point Cove

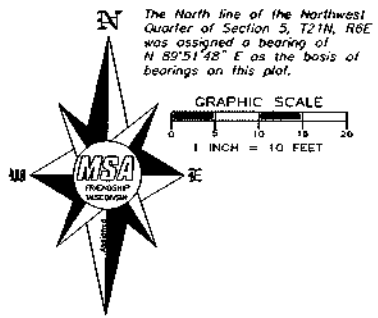
condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07638. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Units 2 and 3 - Residential Structure

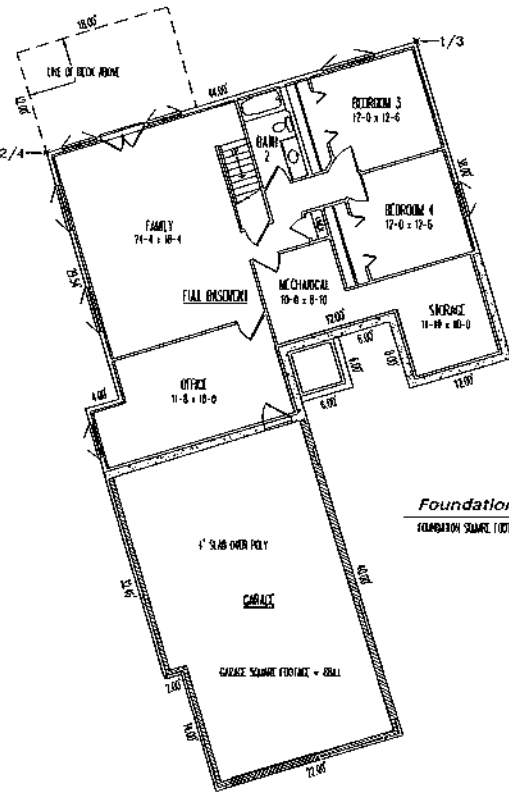
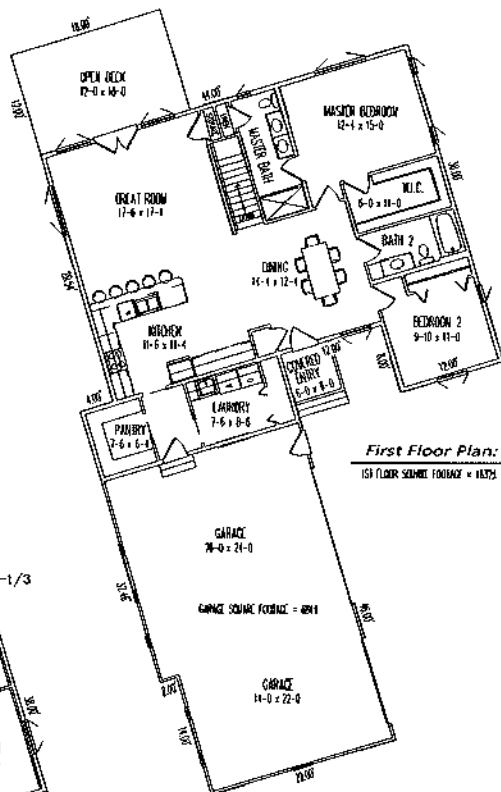
- under construction -

PREPARED FOR: MSA
 DATE: 23 JULY 2012
 SHEET NO: 42
 TOTAL SHEETS: 48
 PROJECT NO: 154855-1027



NOTE: North relative to Unit 2 only.

NOTE: Floor plans, interior dimensions and residential structure areas are per design plans supplied by Kurshinsky Drafting & Design. These dimensions and areas do not reflect as-built conditions.



Residential Structure coordinates:

- 1 = N = 431643.04
E = 729656.04
- 2 = N = 431630.18
E = 728613.97
- 3 = N = 431634.43
E = 728565.03
- 4 = N = 431628.56
E = 729541.42

Unit Boundary coordinates:

- 5 = N = 431682.40
E = 729657.61
- 6 = N = 431678.03
E = 729561.66
- 7 = N = 431682.06
E = 729525.78

Condominium Plat

PREPARED FOR: Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI 54485-1027

Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07588. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

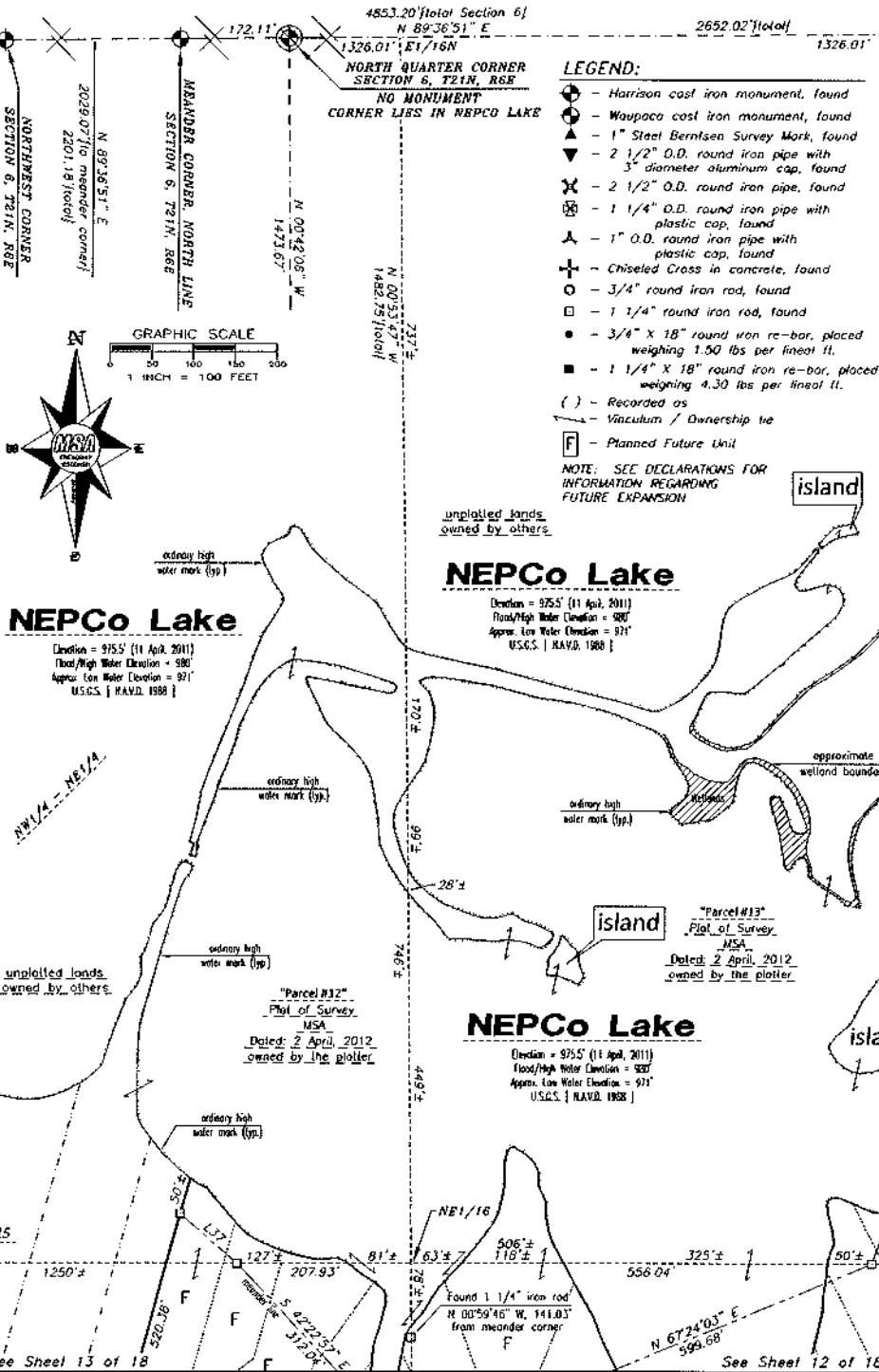
MSA
Professional Surveying & Mapping, Inc.
2331 W. Wisconsin Ave., Suite 100
Madison, WI 53704
Phone: 608.263.1234
Fax: 608.263.1235
www.msa-surveying.com

Project Name: Point Cove
Drawn By: C.R.
Checked By: G.R.
Date: 23 July, 2012
Scale: 1" = 100'
Sheet: 8 of 18

Condominium Plat

Prepared For: Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI 54985-1027

Map of 16: 500335808
Sheet: 8 of 18



- LEGEND:**
- ⊙ - Harrison cast iron monument, found
 - ⊙ - Waupaco cast iron monument, found
 - ▲ - 1" Steel Berntsen Survey Mark, found
 - ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
 - ✕ - 2 1/2" O.D. round iron pipe, found
 - ⊗ - 1 1/4" O.D. round iron pipe with plastic cap, found
 - ⊕ - 1" O.D. round iron pipe with plastic cap, found
 - + - Chiseled Cross in concrete, found
 - - 3/4" round iron rod, found
 - - 1 1/4" round iron rod, found
 - - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
 - - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
 - () - Recorded as
 - ∅ - Vacuulum / Ownership tie
 - F - Planned Future Unit
- NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



NEPCo Lake
Elevation = 975.5' (11 April, 2011)
Flood/High Water Elevation = 980'
Approx. Low Water Elevation = 971'
U.S.G.S. | NAD83 | 1988

NEPCo Lake
Elevation = 975.5' (11 April, 2011)
Flood/High Water Elevation = 980'
Approx. Low Water Elevation = 971'
U.S.G.S. | NAD83 | 1988

"Parcel #12"
Plat of Survey
MSA
Dated: 2 April, 2012
owned by the plotter

"Parcel #13"
Plat of Survey
MSA
Dated: 2 April, 2012
owned by the plotter

NEPCo Lake
Elevation = 975.5' (11 April, 2011)
Flood/High Water Elevation = 980'
Approx. Low Water Elevation = 971'
U.S.G.S. | NAD83 | 1988

See Sheet 13 of 18

See Sheet 12 of 18

See Sheet 9 of 18

Point Cove

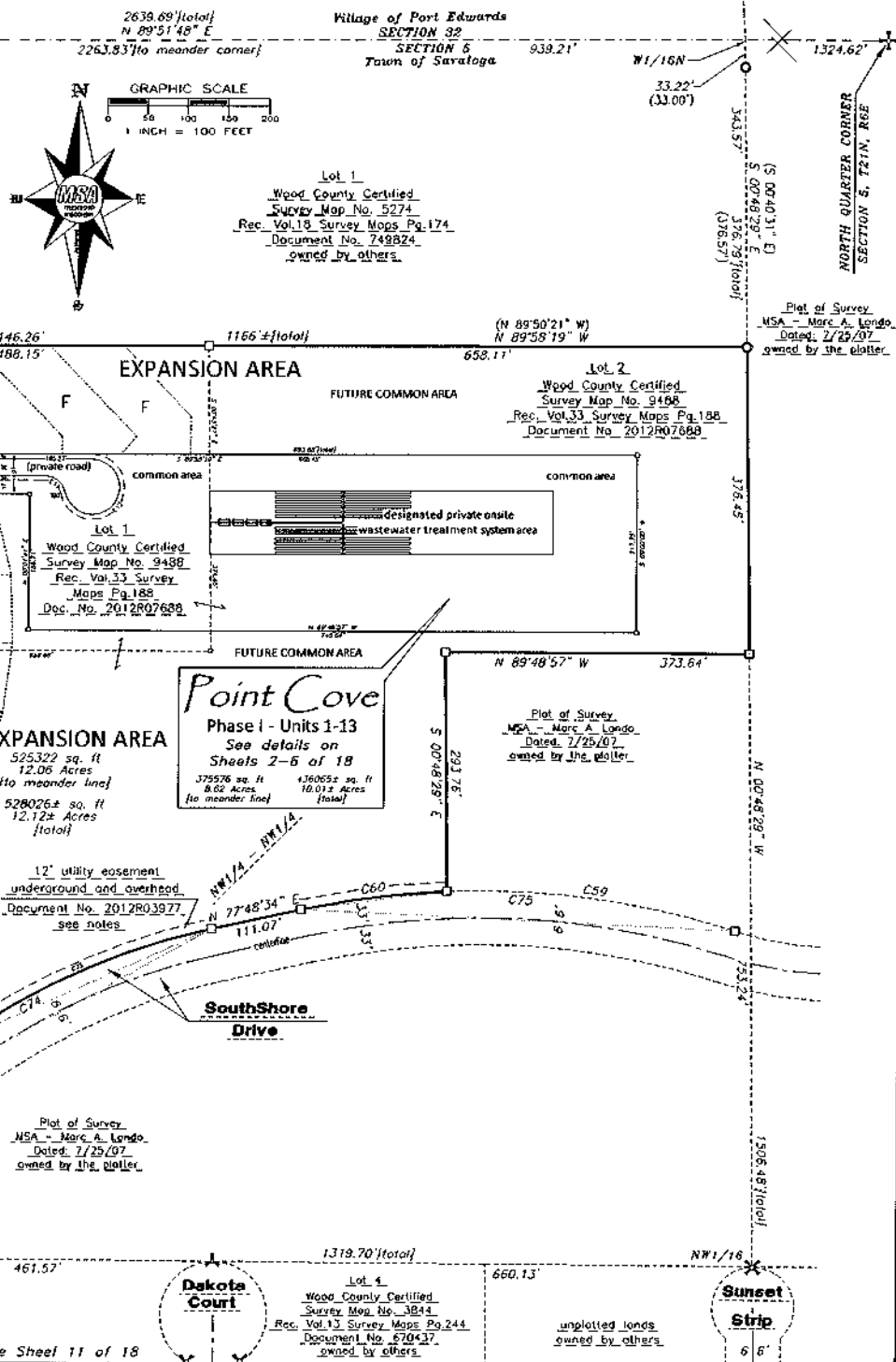
condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

MSA
 MEASUREMENTS & SURVEYING
 2100 W. Wisconsin Ave., Suite 100
 P.O. Box 1027
 Wisconsin Rapids, WI 54985-1027
 Phone: 715-438-1111
 Fax: 715-438-1112
 www.msa-surveying.com

Project No. 50035085
 Date: 10/18/12
 Scale: 1" = 100'
 Prepared For: Great Northern Timber Company LLC
 Wisconsin Rapids, WI 54985-1027

Condominium Plat



Project No. 50035085
 Date: 10/18/12
 Scale: 1" = 100'

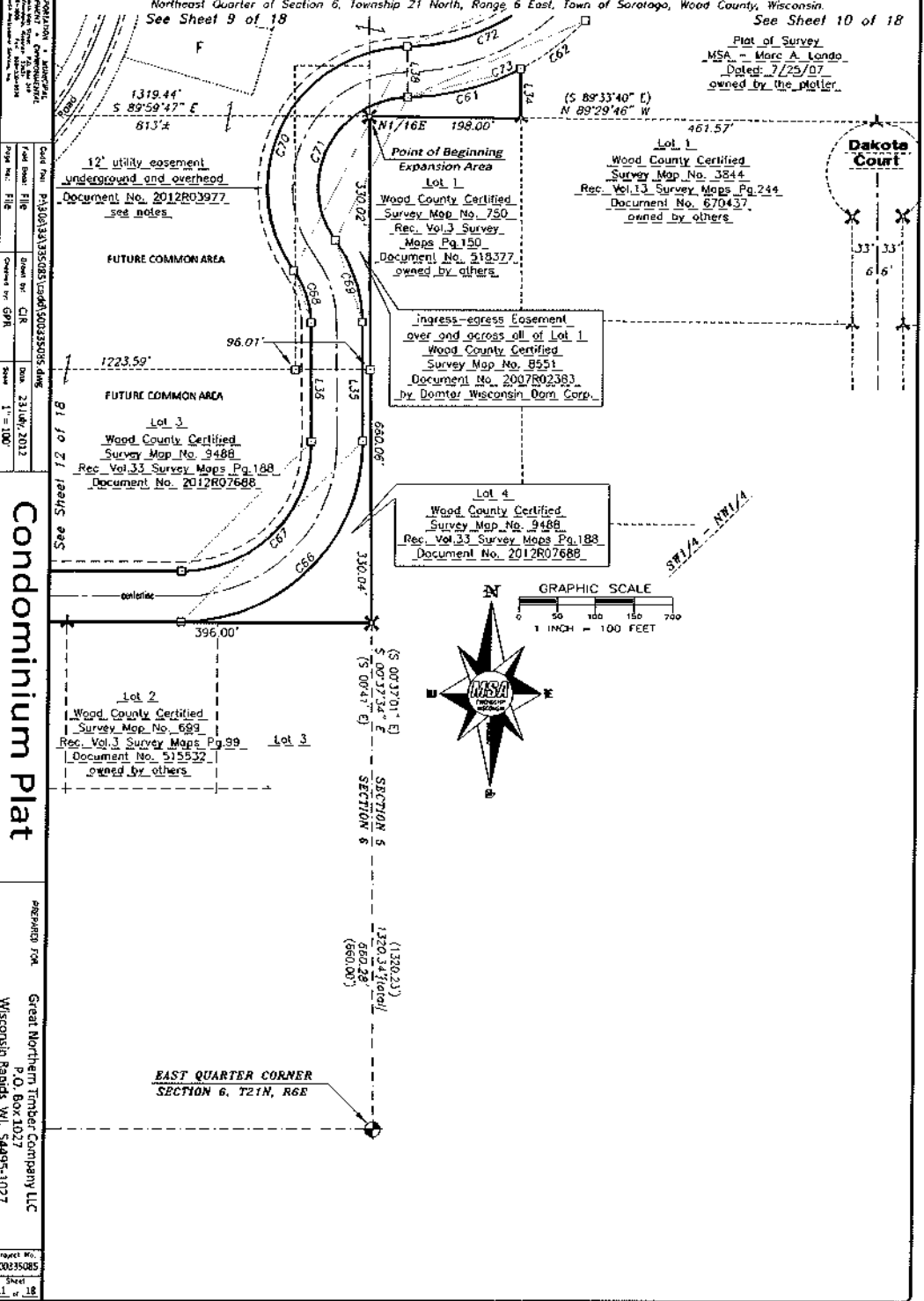
See Sheet 11 of 18

MSA

Point Cove condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688
Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Sorotogo, Wood County, Wisconsin.
See Sheet 9 of 18

Plot of Survey
MSA - Marc A. Londo
Dated: 7/25/07
owned by the plotter.



12' utility easement
underground and overhead
Document No. 2012R03977
see notes

FUTURE COMMON AREA

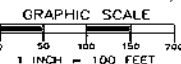
FUTURE COMMON AREA

Lot 3
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688

Point of Beginning
Expansion Area
Lot 1
Wood County Certified
Survey Map No. 750
Rec. Vol. 3 Survey
Maps Pg. 150
Document No. 518377
owned by others.

Ingress-egress Easement
over and across all of Lot 1
Wood County Certified
Survey Map No. 8551
Document No. 2007R02583
by Domet Wisconsin Dorn Corp.

Lot 4
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688



Condominium Plat

RESERVED FOR
Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI, 54995-1027

Project No.
500235085
Sheet
11 of 18

Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
 Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.
 See Sheet 8 of 18



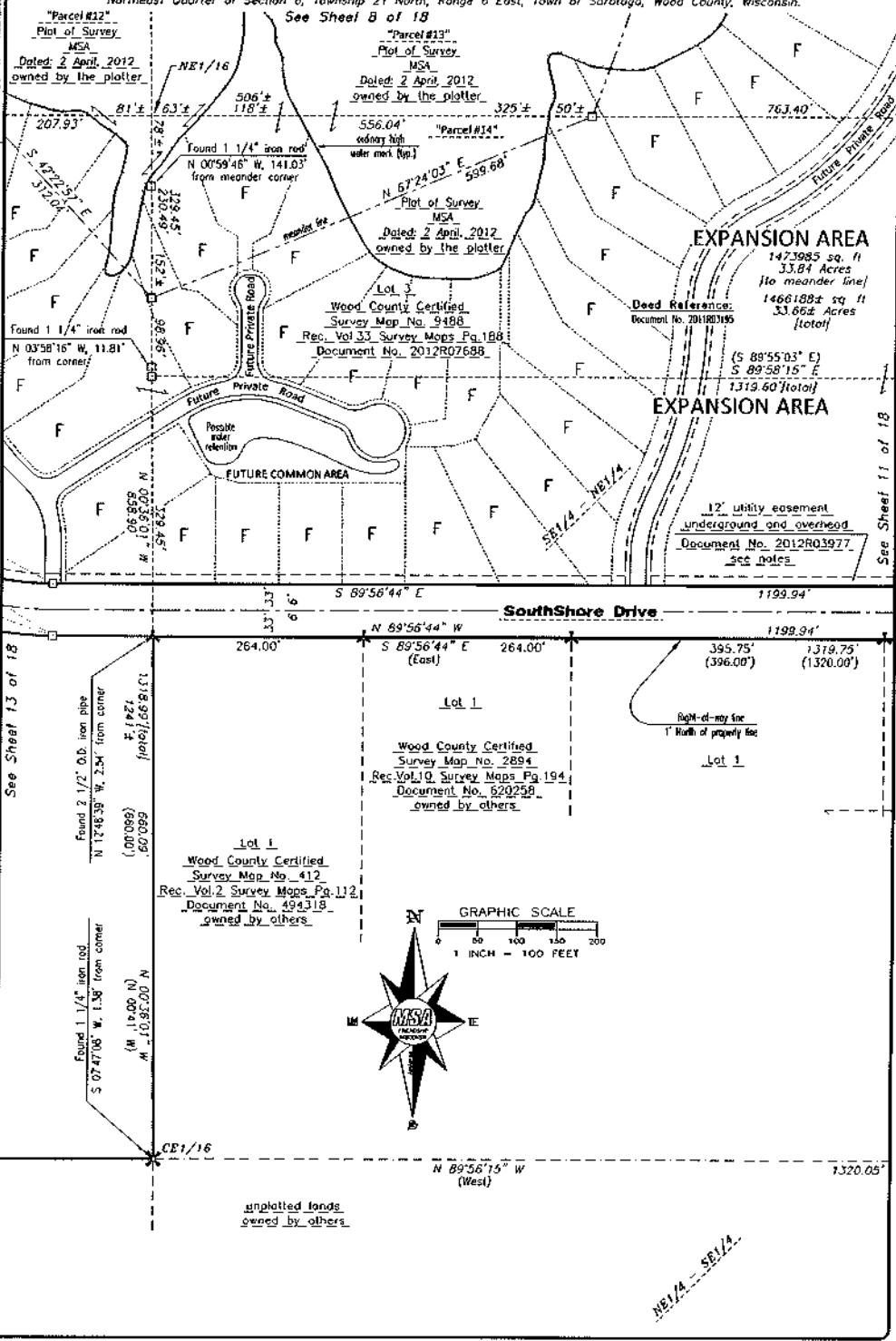
MANUFACTURER
 OPERATOR
 DISTRIBUTOR
 CONSUMER
 MSA
 1000 Wisconsin Avenue, Suite 1000
 Madison, WI 53703
 Phone: 608.261.1000
 Fax: 608.261.1001
 Email: info@msa.com

Case File: P:\1308\33\33088\condns\33088.dwg
 Date: 23 JUN 2012
 Drawn by: CDR
 Checked by: GFR
 Scale: 1" = 100'

Condominium Plat
 See Sheet 13 of 18

Prepared for: Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI 54495-1027

Project No: 43003506
 Sheet 12 of 18



See Sheet 11 of 18

NE 1/4 - SE 1/4



Point Cove condominium

Lot 1 of Wood County Certified Survey Map number 9486 as recorded in
Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the
Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

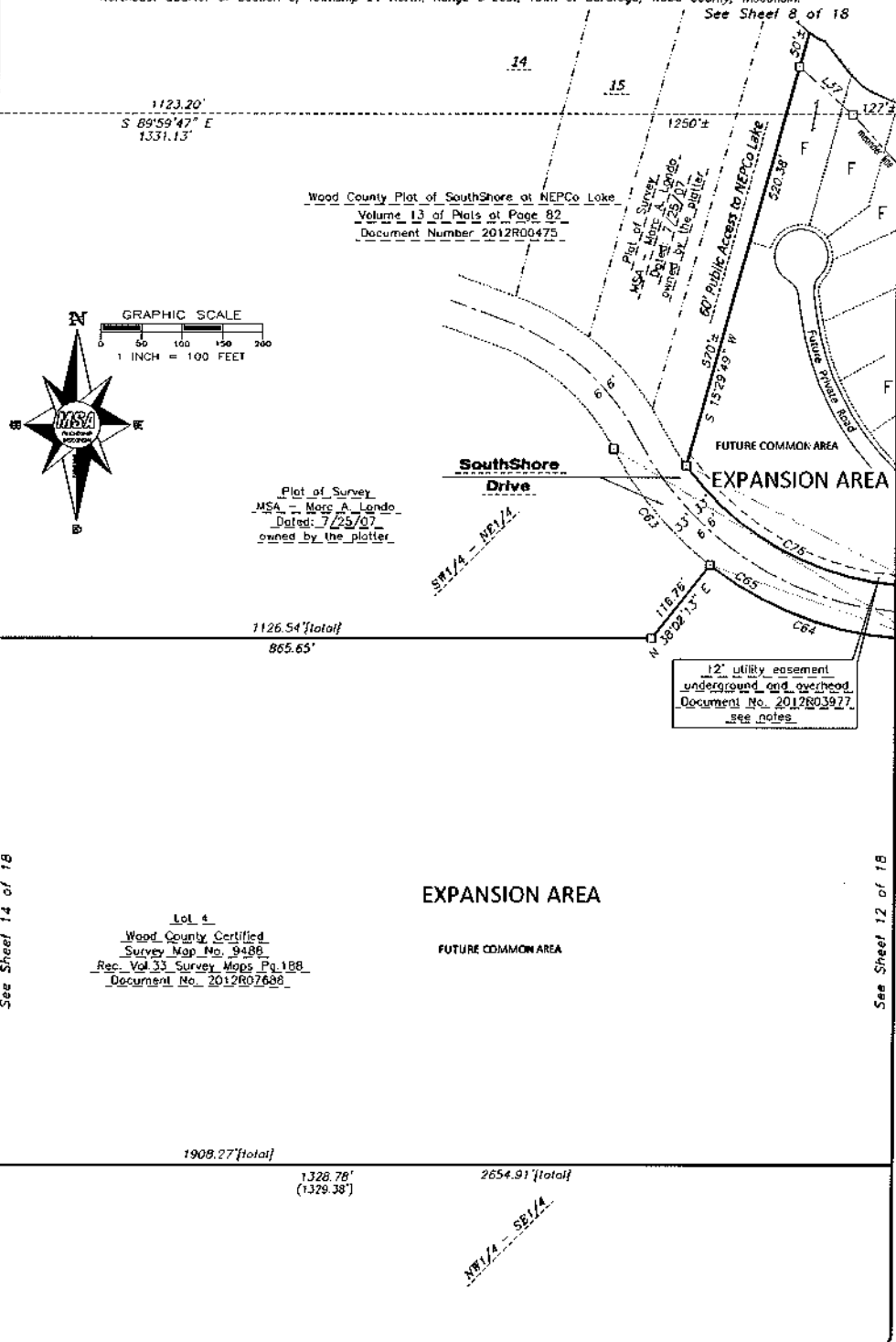
REGISTRAR OF DEEDS
WISCONSIN
STATE OF WISCONSIN
OFFICE OF THE REGISTRAR OF DEEDS
1000 W. MICHIGAN STREET
MILWAUKEE, WI 53233

Wood Plat File: P:\104\3333\085\WOOD\SC0335085.dwg
Date of Plot: 23 July 2012
Scale: 1" = 100'
Checked by: GPR

Condominium Plat

Prepared for:
Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI 54995-1027

Plot No. 13
Sheet 18



See Sheet 14 of 18

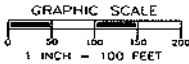
See Sheet 12 of 18

MSA

Point Cove condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

The North line of the Northwest Quarter of Section 5, T21N, R6E was assigned a bearing of N 89°51'48" E as the basis of bearings on this plat.



LEGEND:

- ⊙ - Harrison cast iron monument, found
- ⊙ - Waupaca cast iron monument, found
- ▲ - 1" Steel Berntsen Survey Mark, found
- ▲ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- X - 2 1/2" O.D. round iron pipe, found
- ⊙ - 1 1/4" O.D. round iron pipe with plastic cap, found
- ⊙ - 1" O.D. round iron pipe with plastic cap, found
- ⊕ - Chiseled Cross in concrete, found
- ⊙ - 3/4" round iron rod, found
- - 1 1/4" round iron rod, found
- - 3/4" x 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" x 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () - Recorded as
- Vinculum / Ownership tie
- ⊠ - Planned Future Unit

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

Plot of Survey
MSA - Marc A. Londo
Dated: 7/25/07
owned by the platler

NOTES:

Point Cove condominium is subject to a "Waiver of Claims Agreement" recorded as Document No. 2011R03193 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

12' Utility Easement, underground and overhead recorded as Document number 2012R03977 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Solarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

Utility Easement, underground and overhead, typically 32 feet in width, recorded as Document number 2012R07689 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Solarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

The Declarant and its affiliates, and their successors and assigns, hereby reserve a permanent easement over and across all private roads and access ways within Point Cove Condominium for the benefit of other lands owned or acquired by the Declarant, its affiliates, and their successors and assigns. See Declarations for more information.

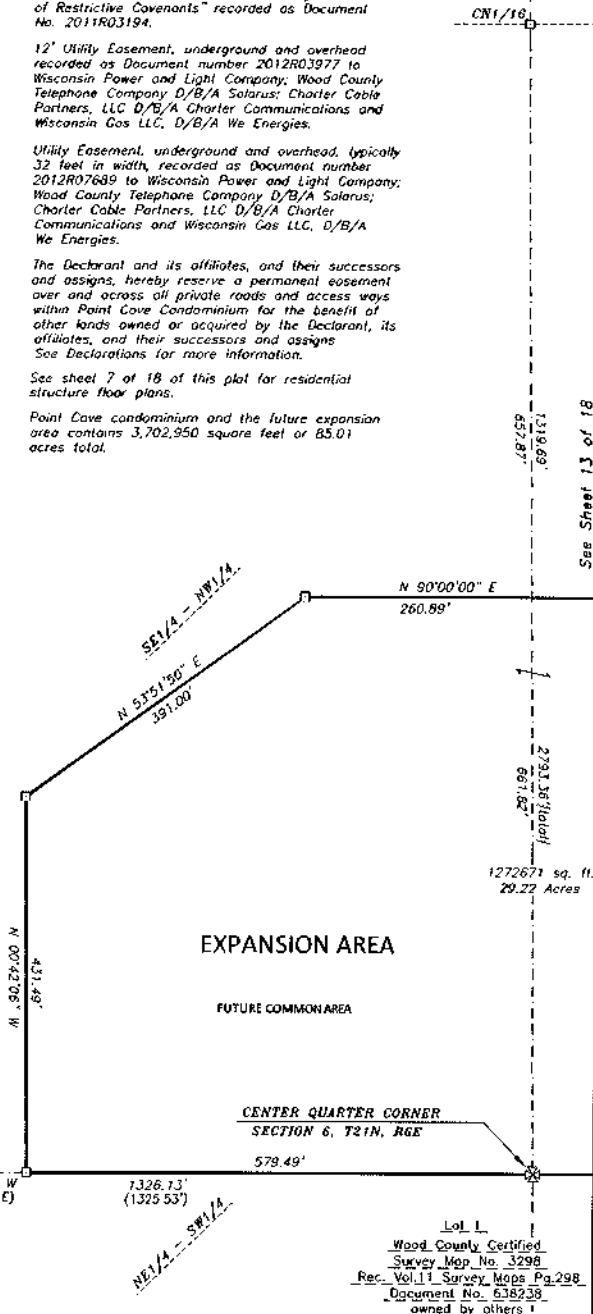
See sheet 7 of 18 of this plat for residential structure floor plans.

Point Cove condominium and the future expansion area contains 3,702,950 square feet or 85.01 acres total.

Condominium Plat

prepared for: Great Northern Timber Company LLC
Wisconsin Rapids, WI, 54995-1027

Project No. 300235085
Sheet 14 of 18



Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION - Phase 1, Units 1-13

Lot 1 of Wood County Certified Survey Map number 9488 recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of said Section 5, thence S 89°51'49" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.69 feet to the Northwest corner of said Section 5, thence S 00°38'23" E a distance of 1491.68 feet to the Southwest corner of the Northwest Quarter of said Section 5 and the Northwest corner of Lot 1 of Wood County Certified Survey Map number 750, thence S 89°29'46" E along the North line of said Lot 1 a distance of 196.00 feet to the Northeast corner thereof, thence N 00°37'34" W a distance of 64.24 feet to the Southerly right-of-way line of SouthShore Drive and a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 26°30'42" and a chord that bears S 75°46'10" W a distance of 152.71 feet, thence along the arc of said curve and said Southerly right-of-way line a distance of 154.08 feet, thence N 00°58'28" W a distance of 66.00 feet to the Northerly right-of-way line of said SouthShore Drive and a non-tangent curve to the left which has a radius of 267.00 feet, a delta angle of 44°40'13" and a chord that bears N 66°41'24.5" E a distance of 202.93 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 208.17 feet to a curve to the right which has a radius of 833.00 feet, a delta angle of 05°13'49" and a chord that bears N 46°58'12.5" E a distance of 76.01 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 76.04 feet to the POINT OF BEGINNING, thence N 38°08'40" W a distance of 132.01 feet to a curve to the left which has a radius of 1967.00 feet, a delta angle of 02°46'09" and a chord that bears N 39°31'44.5" W a distance of 95.06 feet, thence along the arc of said curve a distance of 95.07 feet, thence N 40°54'49" W a distance of 182.78 feet, thence N 49°05'11" E a distance of 59.34 feet to a curve to the left which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears N 13°57'05.5" E a distance of 307.32 feet, thence along the arc of said curve a distance of 327.46 feet to a non-tangent curve to the left which has a radius of 19.00 feet, a delta angle of 07°14'00" and a chord that bears S 73°16'25" W a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence S 69°39'25" W a distance of 87.52 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 21°22'09" and a chord that bears S 80°20'29" W a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence S 01°01'32" W a distance of 68.67 feet, thence S 20°59'41" W a distance of 116.15 feet, thence S 51°36'33" W a distance of 24.27 feet, thence N 28°28'31" W a distance of 33.26 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears N 30°46'51" W a distance of 79.94 feet, thence along the arc of said curve a distance of 122.44 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 61°28'15" and a chord that bears N 26°10'11.5" E a distance of 19.43 feet, thence along the arc of said curve a distance of 20.39 feet to a curve to the left which has a radius of 184.00 feet, a delta angle of 00°15'47" and a chord that bears N 04°42'19.5" W a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 216.00 feet, a delta angle of 20°13'25" and a chord that bears N 05°16'29.5" E a distance of 75.85 feet, thence along the arc of said curve a distance of 76.24 feet, thence N 15°23'12" E a distance of 0.05 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 84°20'30" and a chord that bears N 26°47'03" W a distance of 25.51 feet, thence along the arc of said curve a distance of 27.97 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 18°27'39" and a chord that bears N 59°43'28.5" W a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the left which has a radius of 457.07 feet, a delta angle of 17°14'27" and a chord that bears N 59°06'52.5" W a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 84.00 feet, a delta angle of 03°19'40" and a chord that bears N 69°23'56" W a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 70°12'09" and a chord that bears S 73°50'09.5" W a distance of 21.85 feet, thence along the arc of said curve a distance of 23.28 feet to a curve to the right which has a radius of 40.00 feet, a delta angle of 121°59'58" and a chord that bears N 80°15'56" W a distance of 69.97 feet, thence along the arc of said curve a distance of 85.17 feet, thence S 70°44'03" W a distance of 32.03 feet, thence N 80°05'53" W a distance of 94.43 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 04°52'21" E a distance of 70.50 feet, thence N 14°04'43" W a distance of 67.25 feet, thence N 26°49'30" E a distance of 119.54 feet, thence S 63°19'26" E a distance of 124.90 feet, thence S 44°25'22" E a distance of 85.31 feet, thence S 63°56'26" E a distance of 85.36 feet, thence S 67°07'53" E a distance of 68.27 feet, thence S 55°40'33" E a distance of 66.15 feet, thence S 73°40'48" E a distance of 56.43 feet, thence N 76°11'26" E a distance of 64.86 feet, thence S 77°58'49" E a distance of 67.35 feet, thence N 86°12'51" E a distance of 66.09 feet, thence N 72°19'21" E a distance of 56.14 feet, thence departing from said meander line S 27°12'31" E a distance of 22.38 feet, thence S 44°01'55" E a distance of 111.77 feet to a non-tangent curve to the left which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears N 54°12'41" E a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet to a curve to the right which has a radius of 166.00 feet, a delta angle of 42°38'24" and a chord that bears N 68°43'29" E a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet, thence S 89°58'19" E a distance of 853.68 feet, thence S 00°00'00" W a distance of 217.75 feet, thence N 89°48'57" W a distance of 745.64 feet, thence N 00°01'41" E a distance of 166.71 feet, thence N 89°58'19" W a distance of 108.14 feet to a curve to the left which has a radius of 117.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 85.01 feet, thence along the arc of said curve a distance of 87.00 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 09°31'02" and a chord that bears S 52°10'48" W a distance of 30.36 feet, thence along the arc of said curve a distance of 30.40 feet to a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 66°47'44" and a chord that bears S 14°30'27" W a distance of 366.60 feet, thence along the arc of said curve a distance of 368.21 feet, thence S 40°54'49" E a distance of 116.85 feet to a curve to the right which has a radius of 2033.00 feet, a delta angle of 02°46'09" and a chord that bears S 39°31'44.5" E a distance of 98.25 feet, thence along the arc of said curve a distance of 98.26 feet, thence S 38°08'40" E a distance of 132.01 feet to the Northerly right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 833.00 feet, a delta angle of 04°32'27" and a chord that bears S 51°51'20.5" W a distance of 66.00 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 66.02 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Subject to easements, covenants, restrictions and right-of-ways of record.

MSA
 REAL ESTATE
 1000 Wisconsin Avenue, Suite 1000
 Madison, WI 53703
 608.261.1234
 Fax: 608.261.1235
 www.msa.com

Order Form: PLYM.301.353085.CADDI.S01353085.DWG
 Date: 23 July, 2013
 Scale: 1" = 100'

Condominium Plat

PREPARED FOR: Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI 54985-1027

Project No. SC0135085
 Sheet No. 15 of 38

Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION - EXPANSION AREA

Lots 2, 3 and 4 of Wood County Certified Survey Map number 9488 recorded in Volume JJ of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.69 feet to the Northwest corner of said Section 5, thence S 00°38'23" E a distance of 1491.68 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 5, the Northwest corner of Lot 1 of Wood County Certified Survey Map number 750 and the POINT OF BEGINNING, thence S 89°29'46" E along the North line of said Lot 1 a distance of 198.00 feet to the Northeast corner thereof, thence N 00°37'34" W a distance of 64.24 feet to the Southerly right-of-way line of SouthShore Drive and a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 26°30'42" and a chord that bears S 75°46'10" W a distance of 152.71 feet, thence along the arc of said curve and said Southerly right-of-way line a distance of 154.08 feet, thence N 00°58'28" W a distance of 66.00 feet to the Northerly right-of-way line of said SouthShore Drive and a non-tangent curve to the left which has a radius of 267.00 feet, a delta angle of 44°40'13" and a chord that bears N 66°41'24.5" E a distance of 202.93 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 208.17 feet to a curve to the right which has a radius of 833.00 feet, a delta angle of 13°27'16" and a chord that bears N 61°04'56" E a distance of 479.50 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 486.38 feet, thence N 77°48'34" E along said Northerly right-of-way line a distance of 111.07 feet to a curve to the right which has a radius of 1033.00 feet, a delta angle of 09°53'39" and a chord that bears N 82°45'23.5" E a distance of 178.16 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 178.39 feet, thence N 00°48'29" W a distance of 293.76 feet, thence S 89°48'57" E a distance of 373.64 feet to the East line of the Northwest Quarter of the Northwest Quarter of said Section 5, thence N 00°48'29" W along said East line a distance of 376.45 feet to the Southeast corner of Lot 1 of Wood County Certified Survey Map number 5274, thence N 89°58'19" W along the South line of said Lot 1 a distance of 1146.26 feet to a meander line of NEPCo Lake, thence S 35°06'01" W along said meander line a distance of 116.59 feet, thence S 27°12'31" E a distance of 22.38 feet, thence S 44°01'55" E a distance of 111.77 feet to a non-tangent curve to the left which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears N 54°12'41" E a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet to a curve to the right which has a radius of 166.00 feet, a delta angle of 42°36'24" and a chord that bears N 68°43'29" E a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet, thence S 89°58'19" E a distance of 853.68 feet, thence S 00°00'00" W a distance of 217.75 feet, thence N 89°48'57" W a distance of 745.64 feet, thence N 00°01'41" E a distance of 166.71 feet, thence N 89°58'19" W a distance of 108.14 feet to a curve to the left which has a radius of 117.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 85.01 feet, thence along the arc of said curve a distance of 87.00 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 09°31'02" and a chord that bears S 52°10'46" W a distance of 30.36 feet, thence along the arc of said curve a distance of 30.40 feet to a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 66°47'44" and a chord that bears S 14°30'27" W a distance of 366.60 feet, thence along the arc of said curve a distance of 388.21 feet, thence S 40°54'49" E a distance of 116.85 feet to a curve to the right which has a radius of 2033.00 feet, a delta angle of 02°46'09" and a chord that bears S 39°31'44.5" E a distance of 98.25 feet, thence along the arc of said curve a distance of 98.26 feet, thence S 38°08'40" E a distance of 132.01 feet to the Northerly right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 833.00 feet, a delta angle of 04°32'27" and a chord that bears S 51°51'20.5" W a distance of 66.00 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 66.02 feet, thence N 38°08'40" W a distance of 132.01 feet to a curve to the left which has a radius of 1967.00 feet, a delta angle of 02°46'09" and a chord that bears N 39°31'44.5" W a distance of 95.06 feet, thence along the arc of said curve a distance of 95.07 feet, thence N 40°54'49" W a distance of 182.78 feet, thence N 49°05'11" E a distance of 59.14 feet to a curve to the left which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears N 13°57'05.5" E a distance of 307.32 feet, thence along the arc of said curve a distance of 327.46 feet to a non-tangent curve to the left which has a radius of 19.00 feet, a delta angle of 07°14'00" and a chord that bears S 73°16'25" W a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence S 69°39'25" W a distance of 87.52 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears S 80°20'29" W a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence S 01°01'32" W a distance of 68.67 feet, thence S 20°59'41" W a distance of 116.15 feet, thence S 51°36'33" W a distance of 24.27 feet, thence N 28°28'31" W a distance of 33.26 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears N 30°46'51" W a distance of 79.94 feet, thence along the arc of said curve a distance of 122.44 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 61°29'15" and a chord that bears N 26°10'11.5" E a distance of 19.43 feet, thence along the arc of said curve a distance of 20.39 feet to a curve to the left which has a radius of 184.00 feet, a delta angle of 00°15'47" and a chord that bears N 04°42'19.5" W a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 216.00 feet, a delta angle of 20°13'25" and a chord that bears N 05°16'29.5" E a distance of 75.85 feet, thence along the arc of said curve a distance of 76.24 feet, thence N 15°23'12" E a distance of 0.05 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 84°20'30" and a chord that bears N 26°47'03" W a distance of 25.51 feet, thence along the arc of said curve a distance of 27.97 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 18°27'39" and a chord that bears N 59°43'28.5" W a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the left which has a radius of 457.07 feet, a delta angle of 17°14'27" and a chord that bears N 59°06'52.5" W a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 84.00 feet, a delta angle of 03°19'40" and a chord that bears N 69°23'56" W a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 52°09'07" and a chord that bears S 82°51'40.5" W a distance of 16.70 feet, thence along the arc of said curve a distance of 17.29 feet, thence S 32°53'46" W a distance of 57.06 feet to a meander line of NEPCo Lake, thence S 19°27'50" W along said meander line a distance of 977.96 feet to the North line of the Southeast Quarter of the Northeast Quarter of said Section 6, thence S 67°24'03" W along said meander line a distance of 599.68 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 6, thence N 42°22'57" W along said meander line a distance of 312.04 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 6, thence N 48°28'54" W along said meander line a distance of 90.95 feet to the meander corner at the East line of the 60 foot Public Access to NEPCo Lake of the Wood County Plat of SouthShore at NEPCo Lake, thence S 15°29'49" W along said East line a distance of 520.38 feet to the Southeast corner thereof, the Northerly right-of-way line of SouthShore Drive

-- Continued on sheet 17 of 18 --

MSA
MILWAUKEE SURVEYING & MAPPING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WISCONSIN
No. 10071
Exp. 12/31/2012

Book No. P3381335083
Page No. 18
Recorded by GPR
Date 23 July 2012
Scale 1" = 100'

Condominium Plat

PREPARED FOR:
Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI 54985-1027

Project No. 50835083
Sheet 18 of 18

Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

-- Continued from sheet 16 of 18 --

and a non-tangent curve to the left which has a radius of 367.00 feet, a delta angle of 53°48'34" and a chord that bears S 63°02'27" E a distance of 332.14 feet, thence the following bearings and distances along said Northerly right-of-way line and along the arc of said curve a distance of 344.67 feet, thence S 89°56'44" E a distance of 1199.94 feet to a curve to the left which has a radius of 167.00 feet, a delta angle of 90°40'50" and a chord that bears N 44°42'51" E a distance of 237.57 feet, thence along the arc of said curve a distance of 264.31 feet, thence N 00°37'34" W a distance of 154.99 feet to a curve to the left which has a radius of 117.00 feet, a delta angle of 35°49'29" and a chord that bears N 18°32'18.5" W a distance of 71.97 feet, thence along the arc of said curve a distance of 73.16 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 125°28'34" and a chord that bears N 26°17'14" E a distance of 325.35 feet, thence along the arc of said curve a distance of 400.76 feet, thence departing from said Northerly right-of-way line, S 00°58'28" E a distance of 66.00 feet to the Southerly right-of-way line of said South Shore Drive and a non-tangent curve to the left which has a radius of 117.00 feet, a delta angle of 125°28'34" and a chord that bears S 26°17'14" W a distance of 208.01 feet, thence the following bearings and distances along said Southerly right-of-way line and along the arc of said curve a distance of 256.23 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 35°49'29" and a chord that bears S 18°32'18.5" E a distance of 112.57 feet, thence along the arc of said curve a distance of 114.42 feet, thence S 00°37'34" E a distance of 154.99 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 90°40'50" and a chord that bears S 44°42'51" W a distance of 331.46 feet, thence along the arc of said curve a distance of 368.76 feet, thence N 89°56'44" W a distance of 1199.94 feet to a curve to the right which has a radius of 433.00 feet, a delta angle of 37°58'59" and a chord that bears N 70°57'15.5" W a distance of 281.82 feet, thence along the arc of said curve a distance of 287.05 feet, thence departing from said Southerly right-of-way line, S 38°02'13" W a distance of 116.76 feet, thence S 90°00'00" W a distance of 1126.54 feet, thence S 53°51'50" W a distance of 391.00 feet, thence S 00°42'06" E a distance of 431.49 feet to the North line of Lot 1 of Wood County Certified Survey Map number 3298, thence N 89°58'27" E along said North line a distance of 1908.27 feet to the Northeast corner thereof and the Southwest corner of Lot 1 of Wood County Certified Survey Map number 412, thence N 00°36'01" W along the West line of said Lot 1 a distance of 660.09 feet to the Northwest corner thereof, thence S 89°56'44" E along the North line of said Lot 1, the North line of Lot 1 of Wood County Certified Survey Map number 2894 and the North line of Lots 1, 2 and 3 of Wood County Certified Survey Map number 699 a distance of 1319.75 feet to the Northeast corner of said Lot 3 and the West line of Lot 1 of Wood County Certified Survey Map number 750, thence N 00°37'34" W along said West line a distance of 660.06 feet to the Northwest corner of said Lot 1 and the POINT OF BEGINNING.

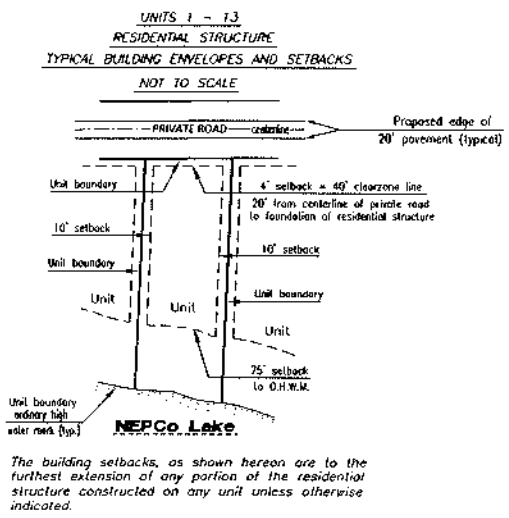
Including or excluding all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Excluding any and all islands.

Subject to easements, covenants, restrictions and right-of-ways of record.

MSA
 MEASURED SURVEY
 2012
 2311W/2012
 2-1107
 Condominium Plat
 Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI 54995-1027

Number	Direction	Distance
L1	N 72°19'21" E	56.14'
L2	N 86°12'51" E	66.09'
L3	S 77°58'49" E	67.35'
L4	N 76°11'26" E	64.86'
L5	S 73°40'48" E	56.43'
L6	S 55°40'33" E	66.15'
L7	S 67°07'53" E	68.27'
L8	S 63°56'26" E	65.36'
L9	S 44°25'22" E	85.31'
L10	S 63°19'26" E	124.90'
L11	N 26°49'30" E	119.54'
L12	N 14°04'43" W	67.25'
L13	N 04°52'21" E	70.50'
L14	S 27°12'31" E	72'±
L15	S 08°39'19" E	79'±
L16	S 08°57'50" W	78'±
L17	S 21°31'50" W	96'±
L18	S 22°52'44" W	92'±
L19	S 26°48'01" W	86'±
L20	N 46°41'44" E	55.73'
L21	S 50°20'59" W	35.59'
L22	S 44°37'45" E	8.71'
L23	N 72°19'02" E	6.12'
L24	S 72°17'42" E	37.72'
L25	S 77°33'41" E	81'±
L26	N 70°44'03" E	32.03'
L27	S 69°39'25" W	115.55'
L28	N 25°47'17" W	24.71'
L29	S 25°47'17" E	37.49'
L30	S 15°23'12" W	0.05'
L31	S 28°28'31" E	33.26'
L32	N 51°36'33" E	24.27'
L33	N 69°39'25" E	87.52'
L34	S 00°37'34" E	64.24'
L35	S 00°37'34" E	154.99'
L36	N 00°37'34" W	154.99'
L37	S 48°28'54" E	90.95'
L38	N 00°58'28" W	66.00'
L39	N 07°47'15" W	35.68'



Point Cove

condominium

Lot 1 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

MSA

Manufacturers Association
of Wisconsin
Professional Surveyors
and Land Surveyors
1000 Wisconsin Avenue, Suite 100
Westborough, MA 01581
Tel: 508-853-8600
Fax: 508-853-8601
www.msa-wisconsin.com

Case No. P1306132305051CARD03033585.dwg
Date: 23 July 2012
Drawn by: GJR
Checked by: GJR
Scale: 1" = 100'

Condominium Plat

Prepared for: Great Northern Timber Company, LLC
P.O. Box 1027
Wisconsin Rapids, WI 54485-1027

Project No. 56085085
Sheet 18 of 18

Curve Data Table							
Number	Radius	Delta Angle	Chord Bearing	Chord	Length	Tan. Bearing In	Tan. Bearing Out
C1	166.00'	42°36'24"	S 68°43'29" W	120.62'	123.44'	N 89°58'19" W	S 47°25'17" W
C2	134.00'	22°14'08"	S 56°32'21" W	51.66'	52.00'	S 47°25'17" W	S 69°39'25" W
C3	304.00'	58°50'56"	N 80°25'07" W	303.31'	312.55'	S 69°39'25" W	N 50°29'39" W
C4	489.07'	17°14'28"	N 59°06'53" W	146.61'	147.17'	N 50°29'39" W	N 67°44'07" W
C5	116.00'	11°03'12"	N 73°15'43" W	22.34'	22.38'	N 67°44'07" W	N 78°47'19" W
C6	84.00'	03°13'00"	N 77°10'49" W	4.72'	4.72'	N 78°47'19" W	N 75°34'19" W
C7	19.00'	39°23'09"	N 85°52'44.5" W	12.81'	13.06'	N 75°34'19" W	S 36°11'11" E
C8	40.00'	41°22'12"	N 56°52'16" W	28.26'	28.88'	S 36°11'11" E	S 77°33'22" E
C9	19.00'	39°23'09"	N 57°51'47.5" W	12.81'	13.06'	S 77°33'22" E	N 38°10'13" W
C10	84.00'	12°22'56"	N 31°56'45" W	18.12'	18.15'	N 38°10'13" W	S 25°47'17" E
C11	116.00'	27°15'14"	N 39°24'54" W	54.66'	55.18'	S 25°47'17" E	S 53°02'31" E
C12	16.00'	180°00'00"	S 36°57'29" W	32.00'	50.27'	S 53°02'31" E	S 53°02'31" E
C13	84.00'	27°15'14"	S 39°24'54" E	39.58'	39.96'	S 53°02'31" E	S 25°47'17" E
C14	19.00'	53°36'51"	S 01°01'08.5" W	17.14'	17.78'	S 25°47'17" E	N 27°49'34" E
C15	40.00'	169°05'29"	S 56°43'10.5" E	79.64'	118.05'	N 27°49'34" E	N 38°44'05" E
C16	19.00'	70°12'08"	N 73°50'09.5" E	21.85'	23.28'	N 38°44'05" E	N 21°03'46" W
C17	84.00'	03°19'40"	S 69°23'56" E	4.88'	4.88'	N 21°03'46" W	N 67°44'06" W
C18	457.07'	17°14'27"	S 59°06'52.5" E	137.02'	137.54'	N 67°44'06" W	N 50°29'39" W
C19	336.00'	18°27'39"	S 59°43'28.5" E	107.79'	108.26'	N 50°29'39" W	S 69°57'18" E
C20	19.00'	84°20'30"	S 26°47'03" E	25.51'	27.97'	S 69°57'18" E	N 15°23'12" E
C21	216.00'	20°13'25"	S 05°16'29.5" W	75.85'	76.24'	S 15°23'12" W	S 04°50'13" E
C22	184.00'	00°15'47"	S 04°42'19.5" E	0.84'	0.84'	S 04°50'13" E	N 04°34'26" W
C23	19.00'	61°29'15"	S 26°10'11.5" W	19.43'	20.39'	N 04°34'26" W	N 56°54'49" E
C24	40.00'	175°23'20"	S 30°46'51" E	79.94'	122.44'	N 56°54'49" E	S 61°31'29" W
C25	336.00'	21°22'08"	N 80°20'29" E	124.59'	125.31'	N 88°58'27" W	S 69°39'25" W
C26	19.00'	07°14'00"	N 73°16'25" E	2.40'	2.40'	S 69°39'25" W	S 78°53'25" W
C27	267.00'	70°16'11"	S 13°07'05.5" W	307.32'	327.46'	N 21°11'00" W	N 49°05'11" E
C28	1967.00'	02°46'09"	S 39°31'44.5" E	95.06'	95.07'		
C29	833.00'	04°32'27"	N 51°51'20.5" E	66.00'	66.02'	N 54°07'34" E	N 49°35'07" E
C30	2033.00'	02°46'09"	N 39°31'44.5" W	98.25'	98.26'		
C31	333.00'	66°47'44"	N 14°30'27" E	366.60'	388.21'	S 47°54'19" W	N 18°53'25" W
C32	183.00'	09°31'02"	N 52°10'48" E	30.36'	30.40'	N 56°56'19" E	S 47°25'17" W
C33	117.00'	42°36'24"	N 68°43'29" E	65.01'	67.00'	S 47°25'17" W	N 89°58'19" W
C34	833.00'	05°13'49"	N 46°58'12.5" E	76.01'	76.04'	N 49°35'07" E	N 44°21'18" E
C35	833.00'	23°41'00"	N 65°58'04" E	341.88'	344.32'	N 77°48'34" E	N 54°07'34" E
C36	134.00'	13°34'48"	S 54°12'41" W	31.69'	31.76'	S 47°25'17" W	S 61°00'05" W
C37	134.00'	08°39'20"	S 65°19'45" W	20.22'	20.24'	S 61°00'05" W	S 69°39'25" W
C38	304.00'	09°20'38"	S 74°19'44" W	49.52'	49.57'		
C39	304.00'	16°57'43"	S 87°28'54.5" W	89.67'	90.00'		
C40	304.00'	15°30'20"	N 76°17'04" W	82.02'	82.27'		
C41	304.00'	16°09'54"	N 60°26'57" W	85.48'	85.78'		
C42	304.00'	01°52'21"	N 51°25'49.5" W	9.93'	9.93'		
C43	489.07'	08°34'03"	N 54°46'40.5" W	73.06'	73.14'		
C44	489.07'	08°19'31"	N 63°13'27.5" W	71.00'	71.06'		
C45	489.07'	00°20'54"	S 67°33'40" E	2.97'	2.97'		
C46	84.00'	00°56'18"	N 37°42'04" W	1.38'	1.38'		
C47	84.00'	11°26'38"	N 31°30'36" W	16.79'	16.77'		
C48	116.00'	23°18'40"	N 37°26'37" W	46.87'	47.20'		
C49	116.00'	03°56'34"	N 51°04'14" W	7.98'	7.98'		
C50	16.00'	81°35'13"	S 86°09'52.5" W	20.91'	22.78'		
C51	16.00'	78°50'33"	S 05°56'59.5" W	20.32'	22.02'		
C52	16.00'	19°34'14"	S 43°15'24" E	5.44'	5.47'		
C53	19.00'	30°27'50"	S 10°33'22" E	9.98'	10.10'		
C54	19.00'	23°09'01"	S 16°15'03.5" W	7.62'	7.68'		
C55	40.00'	47°05'31"	S 04°16'48.5" W	31.96'	32.88'	N 27°49'34" E	N 19°15'52" W
C56	40.00'	121°59'58"	S 80°15'56" E	69.97'	85.17'	N 19°15'52" W	N 38°44'05" E
C57	19.00'	18°03'02"	N 47°45'36" E	5.96'	5.99'	N 38°44'05" E	N 56°47'07" E
C58	19.00'	52°09'07"	N 82°51'40.5" E	16.70'	17.29'	N 56°47'07" E	N 71°03'46" W
C59	1033.00'	19°58'08"	N 82°18'43" W	358.20'	360.02'		
C60	1033.00'	09°53'59"	S 82°45'23.5" W	178.16'	178.39'	S 87°42'13" W	N 77°48'34" E
C61	333.00'	26°30'42"	N 75°46'10" E	152.71'	154.08'	N 89°01'31" E	N 62°30'49" E
C62	333.00'	18°09'31"	N 53°26'03.5" E	105.10'	105.54'		
C63	433.00'	25°05'00"	S 39°25'17" E	188.05'	189.56'		
C64	433.00'	37°58'57"	S 70°57'15.5" E	281.82'	287.05'	N 51°57'47" W	N 89°56'44" W
C65	433.00'	63°03'57"	S 58°24'45.5" E	452.91'	476.81'		
C66	233.00'	90°40'50"	N 44°42'51" E	331.46'	368.76'		
C67	167.00'	90°40'50"	N 44°42'51" E	237.57'	264.51'		
C68	117.00'	35°49'29"	N 18°32'18.5" W	71.97'	73.16'	N 36°27'03" W	N 00°37'34" W
C69	183.00'	35°49'29"	N 18°32'18.5" W	112.57'	114.42'	N 00°37'34" W	N 36°27'03" W
C70	183.00'	125°28'34"	N 26°17'14" E	325.35'	400.76'	N 89°01'31" E	N 36°27'03" W
C71	117.00'	125°28'34"	N 26°17'14" E	208.01'	256.23'	N 36°27'03" W	N 89°01'31" E
C72	267.00'	44°40'13"	N 66°41'24.5" E	202.93'	208.17'	N 44°21'18" E	N 89°01'31" E
C73	333.00'	44°40'13"	N 66°41'24.5" E	253.10'	259.62'		
C74	833.00'	33°27'16"	N 61°04'56" E	479.50'	486.38'	N 77°48'34" E	N 44°21'18" E
C75	1033.00'	29°51'42"	S 87°15'32.5" E	532.34'	538.41'		
C76	367.00'	53°48'34"	S 63°02'27" E	332.14'	344.67'	S 89°56'44" E	N 36°08'10" W

EXHIBIT C
EXPANSION LANDS

(See Attached)

Lots 2, 3 and 4 of Wood County Certified Survey Map number 9488 recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.69 feet to the Northwest corner of said Section 5, thence S 00°38'23" E a distance of 1491.68 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 5, the Northwest corner of Lot 1 of Wood County Certified Survey Map number 750 and the **POINT OF BEGINNING**, thence S 89°29'46" E along the North line of said Lot 1 a distance of 198.00 feet to the Northeast corner thereof, thence N 00°37'34" W a distance of 64.24 feet to the Southerly right-of-way line of SouthShore Drive and a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 26°30'42" and a chord that bears S 75°46'10" W a distance of 152.71 feet, thence along the arc of said curve and said Southerly right-of-way line a distance of 154.08 feet, thence N 00°58'28" W a distance of 66.00 feet to the Northerly right-of-way line of said SouthShore Drive and a non-tangent curve to the left which has a radius of 267.00 feet, a delta angle of 44°40'13" and a chord that bears N 66°41'24.5" E a distance of 202.93 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 208.17 feet to a curve to the right which has a radius of 833.00 feet, a delta angle of 33°27'16" and a chord that bears N 61°04'56" E a distance of 479.50 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 486.38 feet, thence N 77°48'34" E along said Northerly right-of-way line a distance of 111.07 feet to a curve to the right which has a radius of 1033.00 feet, a delta angle of 09°53'39" and a chord that bears N 82°45'23.5" E a distance of 178.16 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 178.39 feet, thence N 00°48'29" W a distance of 293.76 feet, thence S 89°48'57" E a distance of 373.64 feet to the East line of the Northwest Quarter of the Northwest Quarter of said Section 5, thence N 00°48'29" W along said East line a distance of 376.45 feet to the Southeast corner of Lot 1 of Wood County Certified Survey Map number 5274, thence N 89°58'19" W along the South line of said Lot 1 a distance of 1146.26 feet to a meander line of NEPCo Lake, thence S 35°06'01" W along said meander line a distance of 116.59 feet, thence S 27°12'31" E a distance of 22.38 feet, thence S 44°01'55" E a distance of 111.77 feet to a non-tangent curve to the left which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears N 54°12'41" E a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet to a curve to the right which has a radius of 166.00 feet, a delta angle of 42°36'24" and a chord that bears N 68°43'29" E a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet, thence S 89°58'19" E a distance of 853.68 feet, thence S 00°00'00" W a distance of 217.75 feet, thence N 89°48'57" W a distance of 745.64 feet, thence N 00°01'41" E a distance of 166.71 feet, thence N 89°58'19" W a distance of 108.14 feet to a curve to the left which has a radius of 117.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 85.01 feet, thence along the arc of said curve a distance of 87.00 feet to a curve

to the right which has a radius of 183.00 feet, a delta angle of 09°31'02" and a chord that bears S 52°10'48" W a distance of 30.36 feet, thence along the arc of said curve a distance of 30.40 feet to a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 66°47'44" and a chord that bears S 14°30'27" W a distance of 366.60 feet, thence along the arc of said curve a distance of 388.21 feet, thence S 40°54'49" E a distance of 116.85 feet to a curve to the right which has a radius of 2033.00 feet, a delta angle of 02°46'09" and a chord that bears S 39°31'44.5" E a distance of 98.25 feet, thence along the arc of said curve a distance of 98.26 feet, thence S 38°08'40" E a distance of 132.01 feet to the Northerly right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 833.00 feet, a delta angle of 04°32'27" and a chord that bears S 51°51'20.5" W a distance of 66.00 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 66.02 feet, thence N 38°08'40" W a distance of 132.01 feet to a curve to the left which has a radius of 1967.00 feet, a delta angle of 02°46'09" and a chord that bears N 39°31'44.5" W a distance of 95.06 feet, thence along the arc of said curve a distance of 95.07 feet, thence N 40°54'49" W a distance of 182.78 feet, thence N 49°05'11" E a distance of 59.14 feet to a curve to the left which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears N 13°57'05.5" E a distance of 307.32 feet, thence along the arc of said curve a distance of 327.46 feet to a non-tangent curve to the left which has a radius of 19.00 feet, a delta angle of 07°14'00" and a chord that bears S 73°16'25" W a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence S 69°39'25" W a distance of 87.52 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears S 80°20'29" W a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence S 01°01'32" W a distance of 68.67 feet, thence S 20°59'41" W a distance of 116.15 feet, thence S 51°36'33" W a distance of 24.27 feet, thence N 28°28'31" W a distance of 33.26 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears N 30°46'51" W a distance of 79.94 feet, thence along the arc of said curve a distance of 122.44 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 61°29'15" and a chord that bears N 26°10'11.5" E a distance of 19.43 feet, thence along the arc of said curve a distance of 20.39 feet to a curve to the left which has a radius of 184.00 feet, a delta angle of 00°15'47" and a chord that bears N 04°42'19.5" W a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 216.00 feet, a delta angle of 20°13'25" and a chord that bears N 05°16'29.5" E a distance of 75.85 feet, thence along the arc of said curve a distance of 76.24 feet, thence N 15°23'12" E a distance of 0.05 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 84°20'30" and a chord that bears N 26°47'03" W a distance of 25.51 feet, thence along the arc of said curve a distance of 27.97 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 18°27'39" and a chord that bears N 59°43'28.5" W a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the left which has a radius of 457.07 feet, a delta angle of 17°14'27" and a chord that bears N 59°06'52.5" W a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 84.00 feet, a delta angle of 03°19'40" and a chord that bears N 69°23'56" W a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 52°09'07" and a chord that bears S 82°51'40.5" W a distance of 16.70 feet, thence along the arc

of said curve a distance of 17.29 feet, thence S 32°53'46" W a distance of 57.06 feet to a meander line of NEPCo Lake, thence S 19°27'50" W along said meander line a distance of 977.96 feet to the North line of the Southeast Quarter of the Northeast Quarter of said Section 6, thence S 67°24'03" W along said meander line a distance of 599.68 feet to the East line of the Southwest Quarter of the Northeast Quarter of said Section 6, thence N 42°22'57" W along said meander line a distance of 312.04 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 6, thence N 48°28'54" W along said meander line a distance of 90.95 feet to the meander corner on the East line of the 60 foot Public Access to NEPCo Lake of the Wood County Plat of SouthShore at NEPCo Lake, thence S 15°29'49" W along said East line a distance of 520.38 feet to the Southeast corner thereof, the Northerly right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 367.00 feet, a delta angle of 53°48'34" and a chord that bears S 63°02'27" E a distance of 332.14 feet, thence the following bearings and distances along said Northerly right-of-way line and along the arc of said curve a distance of 344.67 feet, thence S 89°56'44" E a distance of 1199.94 feet to a curve to the left which has a radius of 167.00 feet, a delta angle of 90°40'50" and a chord that bears N 44°42'51" E a distance of 237.57 feet, thence along the arc of said curve a distance of 264.31 feet, thence N 00°37'34" W a distance of 154.99 feet to a curve to the left which has a radius of 117.00 feet, a delta angle of 35°49'29" and a chord that bears N 18°32'18.5" W a distance of 71.97 feet, thence along the arc of said curve a distance of 73.16 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 125°28'34" and a chord that bears N 26°17'14" E a distance of 325.35 feet, thence along the arc of said curve a distance of 400.76 feet, thence departing from said Northerly right-of-way line, S 00°58'28" E a distance of 66.00 feet to the Southerly right-of-way line of said SouthShore Drive and a non-tangent curve to the left which has a radius of 117.00 feet, a delta angle of 125°28'34" and a chord that bears S 26°17'14" W a distance of 208.01 feet, thence the following bearings and distances along said Southerly right-of-way line and along the arc of said curve a distance of 256.23 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 35°49'29" and a chord that bears S 18°32'18.5" E a distance of 112.57 feet, thence along the arc of said curve a distance of 114.42 feet, thence S 00°37'34" E a distance of 154.99 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 90°40'50" and a chord that bears S 44°42'51" W a distance of 331.46 feet, thence along the arc of said curve a distance of 368.76 feet, thence N 89°56'44" W a distance of 1199.94 feet to a curve to the right which has a radius of 433.00 feet, a delta angle of 37°58'57" and a chord that bears N 70°57'15.5" W a distance of 281.82 feet, thence along the arc of said curve a distance of 287.05 feet, thence departing from said Southerly right-of-way line, S 38°02'13" W a distance of 116.76 feet, thence S 90°00'00" W a distance of 1126.54 feet, thence S 53°51'50" W a distance of 391.00 feet, thence S 00°42'06" E a distance of 431.49 feet to the North line of Lot 1 of Wood County Certified Survey Map number 3298, thence N 89°58'27" E along said North line a distance of 1908.27 feet to the Northeast corner thereof and the Southwest corner of Lot 1 of Wood County Certified Survey Map number 412, thence N 00°36'01" W along the West line of said Lot 1 a distance of 660.09 feet to the Northwest corner thereof, thence S 89°56'44" E along the North line of said Lot 1, the North line of Lot 1 of Wood County Certified Survey Map number 2894 and the North line of Lots 1, 2 and 3 of Wood County Certified Survey Map number 699 a distance of 1319.75 feet to the Northeast corner of said Lot 3 and the West line of Lot 1 of Wood County Certified

Survey Map number 750, thence N 00°37'34" W along said West line a distance of 660.06 feet to the Northwest corner of said Lot 1 and the ***POINT OF BEGINNING***.

Including or excluding all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Excluding any and all islands.

Subject to easements, covenants, restrictions and right-of-ways of record.

2012R08832

SUSAN E. GINTER
WOOD COUNTY
REGISTER OF DEEDS

RECORDED ON
08/17/2012 03:01PM

REC FEE: 30.00
EXEMPT #: N/A
PAGES: 7

Document Number

Title of Document

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM

Record this document with the Register of Deeds

Name and Return Address:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, #1800
Milwaukee, WI 53202

30.00P P Pavloski

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM for Point Cove Condominium (this "First Amendment") is made this 16th day of August, 2012, by Great Northern Timber Company, LLC, a Wisconsin limited liability company (hereinafter "Declarant"), pursuant to the Declaration of Condominium for **POINT COVE CONDOMINIUM** ("Condominium") recorded on August 8, 2012 as Document No. 2012R08477, in the Office of the Register of Deeds for Wood County, Wisconsin (the "Declaration").

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A which is attached hereto and incorporated by reference; and

WHEREAS, Declarant, as the current owner of 100% of the Units subject to the Declaration, has the right, pursuant to Subparagraph of AA Section 18 of the Declaration, to amend the Declaration;

WHEREAS, Declarant desires to amend the Declaration to provide that dwellings erected on a Unit shall not have more than three (3) bedrooms;

NOW, THEREFORE, for and in consideration of the premises, it is hereby agreed that the Declaration is hereby amended as follows:

1. Amendment.

As of the effective date hereof, the original Declaration is amended by adding the following sentence to the end of Section 18(K)(2) of the Declaration:

Number of bedrooms: Dwellings shall not have more than three (3) bedrooms.

2. Effective Date.

The effective date of this First Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin.

3. Miscellaneous.

All terms not specifically defined herein shall have the same meanings as provided in the Declaration. Except as modified by this First Amendment, the Declaration remains in full force and effect and is hereby ratified and approved for all purposes.

IN WITNESS WHEREOF, this First Amendment has been executed by a duly authorized member of Declarant, as of the date first set forth above.

DECLARANT:

GREAT NORTHERN TIMBER COMPANY, LLC, a Wisconsin limited liability company

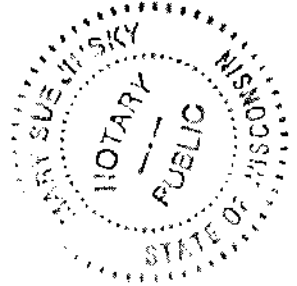
By: [Signature]
Name: PATRICK PAVLOSKE

Title: Member

STATE OF WISCONSIN)
)ss.
WOOD COUNTY)

Personally came before me this 17th day of August, 2012, the above-named PATRICK PAVLOSKE, member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, who acknowledges that he executed the foregoing instrument on behalf of said limited liability company and by its authority, for the purposes set forth therein.

[Signature]
Printed Name: MARY SUE JENSKY
Notary Public, WOOD County
State of Wisconsin
My Commission expires: 5-29-16



DRAFTED BY:
Reggie Wegner

EXHIBIT A
LEGAL DESCRIPTION

(See Attached)

Lot 1 of Wood County Certified Survey Map number 9488 recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.69 feet to the Northwest corner of said Section 5, thence S 00°38'23" E a distance of 1491.68 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 5 and the Northwest corner of Lot 1 of Wood County Certified Survey Map number 750, thence S 89°29'46" E along the North line of said Lot 1 a distance of 198.00 feet to the Northeast corner thereof, thence N 00°37'34" W a distance of 64.24 feet to the Southerly right-of-way line of SouthShore Drive and a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 26°30'42" and a chord that bears S 75°46'10" W a distance of 152.71 feet, thence along the arc of said curve and said Southerly right-of-way line a distance of 154.08 feet, thence N 00°58'28" W a distance of 66.00 feet to the Northerly right-of-way line of said SouthShore Drive and a non-tangent curve to the left which has a radius of 267.00 feet, a delta angle of 44°40'13" and a chord that bears N 66°41'24.5" E a distance of 202.93 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 208.17 feet to a curve to the right which has a radius of 833.00 feet, a delta angle of 05°13'49" and a chord that bears N 46°58'12.5" E a distance of 76.01 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 76.04 feet to the **POINT OF BEGINNING**, thence N 38°08'40" W a distance of 132.01 feet to a curve to the left which has a radius of 1967.00 feet, a delta angle of 02°46'09" and a chord that bears N 39°31'44.5" W a distance of 95.06 feet, thence along the arc of said curve a distance of 95.07 feet, thence N 40°54'49" W a distance of 182.78 feet, thence N 49°05'11" E a distance of 59.14 feet to a curve to the left which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears N 13°57'05.5" E a distance of 307.32 feet, thence along the arc of said curve a distance of 327.46 feet to a non-tangent curve to the left which has a radius of 19.00 feet, a delta angle of 07°14'00" and a chord that bears S 73°16'25" W a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence S 69°39'25" W a distance of 87.52 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears S 80°20'29" W a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence S 01°01'32" W a distance of 68.67 feet, thence S 20°59'41" W a distance of 116.15 feet, thence S 51°36'33" W a distance of 24.27 feet, thence N 28°28'31" W a distance of 33.26 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears N 30°46'51" W a distance of 79.94 feet, thence along the arc of said curve a distance of 122.44 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 61°29'15" and a chord that bears N 26°10'11.5" E a distance of 19.43 feet, thence along the arc of said curve a distance of 20.39 feet to a curve to the left which has a radius of 184.00 feet, a delta angle of 00°15'47" and a chord that bears N 04°42'19.5" W a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 216.00 feet, a delta angle of 20°13'25" and a chord that bears N 05°16'29.5" E a distance of 75.85 feet, thence

along the arc of said curve a distance of 76.24 feet, thence N 15°23'12" E a distance of 0.05 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 84°20'30" and a chord that bears N 26°47'03" W a distance of 25.51 feet, thence along the arc of said curve a distance of 27.97 feet to a curve to the right which has a radius of 336.00 feet, a delta angle of 18°27'39" and a chord that bears N 59°43'28.5" W a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the left which has a radius of 457.07 feet, a delta angle of 17°14'27" and a chord that bears N 59°06'52.5" W a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 84.00 feet, a delta angle of 03°19'40" and a chord that bears N 69°23'56" W a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the left which has a radius of 19.00 feet, a delta angle of 70°12'09" and a chord that bears S 73°50'09.5" W a distance of 21.85 feet, thence along the arc of said curve a distance of 23.28 feet to a curve to the right which has a radius of 40.00 feet, a delta angle of 121°59'58" and a chord that bears N 80°15'56" W a distance of 69.97 feet, thence along the arc of said curve a distance of 85.17 feet, thence S 70°44'03" W a distance of 32.03 feet, thence N 80°05'53" W a distance of 94.43 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 04°52'21" E a distance of 70.50 feet, thence N 14°04'43" W a distance of 67.25 feet, thence N 26°49'30" E a distance of 119.54 feet, thence S 63°19'26" E a distance of 124.90 feet, thence S 44°25'22" E a distance of 85.31 feet, thence S 63°56'26" E a distance of 65.36 feet, thence S 67°07'53" E a distance of 68.27 feet, thence S 55°40'33" E a distance of 66.15 feet, thence S 73°40'48" E a distance of 56.43 feet, thence N 76°11'26" E a distance of 64.86 feet, thence S 77°58'49" E a distance of 67.35 feet, thence N 86°12'51" E a distance of 66.09 feet, thence N 72°19'21" E a distance of 56.14 feet, thence departing from said meander line S 27°12'31" E a distance of 22.38 feet, thence S 44°01'55" E a distance of 111.77 feet to a non-tangent curve to the left which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears N 54°12'41" E a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet to a curve to the right which has a radius of 166.00 feet, a delta angle of 42°36'24" and a chord that bears N 68°43'29" E a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet, thence S 89°58'19" E a distance of 853.68 feet, thence S 00°00'00" W a distance of 217.75 feet, thence N 89°48'57" W a distance of 745.64 feet, thence N 00°01'41" E a distance of 166.71 feet, thence N 89°58'19" W a distance of 108.14 feet to a curve to the left which has a radius of 117.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 85.01 feet, thence along the arc of said curve a distance of 87.00 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 09°31'02" and a chord that bears S 52°10'48" W a distance of 30.36 feet, thence along the arc of said curve a distance of 30.40 feet to a non-tangent curve to the right which has a radius of 333.00 feet, a delta angle of 66°47'44" and a chord that bears S 14°30'27" W a distance of 366.60 feet, thence along the arc of said curve a distance of 388.21 feet, thence S 40°54'49" E a distance of 116.85 feet to a curve to the right which has a radius of 2033.00 feet, a delta angle of 02°46'09" and a chord that bears S 39°31'44.5" E a distance of 98.25 feet, thence along the arc of said curve a distance of 98.26 feet, thence S 38°08'40" E a distance of 132.01 feet to the Northerly right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 833.00 feet, a delta angle of 04°32'27" and a chord that bears S 51°51'20.5" W a distance of

66.00 feet, thence along the arc of said curve and said Northerly right-of-way line a distance of 66.02 feet to the ***POINT OF BEGINNING***.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Subject to easements, covenants, restrictions and right-of-ways of record.

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM
TOWN OF SARATOGA, WOOD COUNTY
WISCONSIN



Document Number

Document Title

2012R13623

SUSAN E. GINTER
WOOD COUNTY
REGISTER OF DEEDS

RECORDED ON
12/18/2012 12:34PM
REC FEE: 30.00
EXEMPT #: N/A
PAGES: 19

Recording Area

Name and Return Address

Pavloski Development LLC
N9246 Highway 80 South, Ste 4
Necedah, WI 54646

30.00 P

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**AMENDMENT TO CONDOMINIUM DECLARATION
OF
POINT COVE CONDOMINIUM**

THIS AMENDMENT TO CONDOMINIUM DECLARATION of "Point Cove Condominium" is made this 18th day of December, 2012 pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 8 of the Declaration.

WITNESSETH:

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, and amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832 ("Declaration"); and

WHEREAS, Great Northern Timber Company, LLC, is the Declarant under the terms of the Declaration and is the owner of the property described on Exhibit A attached hereto, and desires to add said property to the Condominium under the condition that the Declarant shall continue to own the Units located therein until such time as the Declarant sells such Units to third parties in Declarant's sole discretion; and

WHEREAS, pursuant to Chapter 703 and Section 8 of the Declaration, the Declarant agrees to add the property to the Condominium all under the terms as described below.

NOW, THEREFORE, in consideration of the terms and conditions hereof, the parties hereto agree to amend the Declaration under the terms hereof as follows:

1. STATEMENT OF DECLARATION.

The purpose of this Amendment is to expand the Condominium by adding such additional land as described on Exhibit A to the condominium form of ownership as part of Point Cove Condominium as provided below.

The Declarant hereby declares that it is the owner of the real property described in Exhibit A and as shown on the Addendum to Point Cove Condominium Plat attached hereto as Exhibit B, which are submitted to the condominium form of ownership as part of Point Cove Condominium as provided for in the Declaration, and which Property shall be conveyed, devised, leased encumbered, used, improved and in all respects subject to the provisions, terms, conditions, covenants, restrictions, easements of the Declaration. All provisions hereof and the Declaration shall be deemed to run with the land described herein and shall constitute benefits

and burdens to the Declarant, its successors, assigns, and to all parties hereafter having an interest in the Property.

2. PROPERTY DESCRIPTION.

The real estate described on Exhibit A and described in the Addendum to the Condominium Plat of Point Cove Condominium attached hereto as Exhibit B, are hereby annexed to Point Cove Condominium and are subject to the provisions of the Declaration. The land condominium Units on the Property are depicted in the Addendum to Condominium Plat. The Unit designations, location, perimeter boundaries are as shown on the Addendum to Condominium Plat.

3. EFFECT OF THE AMENDMENT.

Pursuant to the Declaration, thirteen (13) residential land condominium Units were declared. By this Amendment to the Declaration and as depicted herein the number of land condominium Units to be added is fifteen (15) which are shown on the Addendum to the Condominium Plat. All provisions, restrictions, covenants, terms and conditions of the Declaration, the Articles of Incorporation, and By-Laws of Point Cove Condominium Owner's Association, Inc., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the Property and units hereby annexed to Point Cove Condominium.

By reason of this Amendment and the addition of fifteen (15) residential land condominium Units to Point Cove Condominium, as of the effective date the original Declaration is amended in the following respects:

3.1 Number.

There are total of twenty-eight (28) residential land condominium Units declared in Point Cove Condominium.

3.2 Percentage of Interest.

Pursuant to Section 8(C) of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities, and limited common elements and facilities appurtenant to each unit and its owner, shall be determined by dividing the number one (1) by the number of Units declared, twenty-eight (28).

3.3 Voting.

There are twenty-eight (28) votes in the Association. Each unit shall be entitled to one vote at meetings of the Association, pursuant to the terms and conditions Declaration and By-Laws of the Association.

4. AMENDMENT.

The Condominium Plat for Point Cove Condominium is hereby amended by adding the Addendum to Point Cove Condominium Plat in the form attached hereto as Exhibit B and recorded herewith in the Condominium Plat records of Wood County. The Declarant reserves the right to add the remaining expansion lands to the Condominium at a future date pursuant to Section 8 of the Declaration.

5. EASEMENTS.

Declarant expressly declares, reserves, and excepts access, development, construction and utility easements across the lands which are described herein for the benefit of and as are necessary for the development and use of the real estate which is shown as "expansion lands", and any other lands adjoining such lands owned or hereafter owned by the Declarant or any of its affiliates, and their respective successors or assigns. Included in this reservation are easements for purposes of access and rights-of-way across the property described in Exhibit A herein for the benefit of such lands described in Exhibit A and as may be necessary in connection with development, construction and sale of said lands, whether or not the land in which the easements exist is ultimately annexed to Point Cove Condominium. Each Unit owner, by acceptance of the deed of conveyance to any Unit, shall be deemed to grant to the Declarant its successors or assigns, an irrevocable Power of Attorney, coupled with an interest to execute and record all documents and legal instruments necessary to implement the provisions and intent of this paragraph. The easements herein reserved shall be continuing covenants running with the land mentioned hereto, and shall become effective upon the first conveyance of all or any part of the condominium property mentioned herein by the Declarant, provided such conveyance is pursuant and subject to the Chapter 703 of the Wisconsin Statutes.

6. PROTECTIVE COVENANTS AND RESTRICTIONS.

Section 18 of the Declaration is hereby amended as follows with respect to the expansion Units (Units 14-28 inclusive):

The exterior of any structures built on Units 14-19 inclusive must be LP smart siding, cement board siding, James Hardie HardiePlank, or similar siding per Architectural Control Committee approval. The windows for Units 14-19 inclusive must be tan in color.

The exterior of structures on Units 20-28 inclusive may be cedar, log, LP smart siding, cement board siding, James Hardie HardiePlank, or similar siding per Architectural Control Committee approval. The windows for structures on Units 20-28 inclusive do not have to be tan in color but must be approved by the ACC.

The Declarant shall construct a community septic system to be located in the common areas to service Units 14-19. This community septic system will also be used to service seven (7) additional expansion Units in the future. The Declarant shall further construct a separate community septic system to be located in the common areas to service Units 20-28. This community septic system will also be used to service four (4) additional expansion Units in the

future. General and Special Assessments associated with the operation and maintenance of the community septic systems shall be shared pro rata among the Unit owners. General Assessments for the community septic systems are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The General Assessments for the community septic systems are subject to change upon written notice from the Association.

The Declarant and the Unit owners shall have the right to merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act.

7. EFFECT.

The effective date of this Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin. Except as specifically modified herein, the terms and conditions of the Declaration shall remain in full force and effect.

8. CERTIFICATION.

The undersigned Member of the Declarant hereby certifies and attests by his signature affixed to this Amendment to Declaration of Point Cove Condominium, that in accordance with the terms set forth in the Declaration and Chapter 703 of Wisconsin Statutes, the Member has complied with all requirements to effectuate this Amendment.

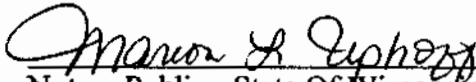
IN WITNESS WHEREOF, this Amendment has been executed by the duly authorized Member of the Declarant as of the day, month and year first above written.

GREAT NORTHERN TIMBER COMPANY, LLC

By: 
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
Juneau COUNTY)

Personally came before me this 18th day of December, 2012, the above named Brad Pavloski being a member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.


Notary Public - State Of Wisconsin
My commission expires: Aug 10, 2014
MARION L. UPHOFF
This instrument was drafted by:



Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF EXPANSION PROPERTY

(See attached)

LEGAL DESCRIPTION - Phase II, Units 14-28

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.69 feet to the Northwest corner of said Section 5, thence S 00°38'23" E along the West line of the Northwest Quarter of the Northwest Quarter of said Section 5 a distance of 1491.68 feet to the Southwest corner thereof, thence S 00°37'34" E along the West line of the Southwest Quarter of the Northwest Quarter of said Section 5 a distance of 330.02 feet, thence N 89°58'15" W a distance of 369.44 feet to the POINT OF BEGINNING, thence S 00°37'34" E a distance of 168.19 feet, thence N 89°56'44" W a distance of 289.71 feet, thence N 63°11'49" W a distance of 66.00 feet to a non-tangent curve to the left which has a radius of 499.16 feet, a delta angle of 5°16'26" and a chord that bears N 24°09'59" E a distance of 45.93 feet, thence along the arc of said curve a distance of 45.95 feet, thence N 51°45'55" W a distance of 219.34 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 66°12'27" E a distance of 74.73 feet, thence N 04°13'54" E a distance of 79.61 feet, thence N 29°18'17" E a distance of 65.63 feet, thence N 13°37'34" E a distance of 113.41 feet, thence N 82°49'11" E a distance of 81.16 feet, thence N 62°41'00" E a distance of 68.05 feet, thence N 48°17'37" E a distance of 63.94 feet, thence N 26°29'42" E a distance of 65.47 feet, thence N 09°52'14" E a distance of 65.06 feet, thence departing from said meander line, S 68°37'14" E a distance of 146.18 feet to a non-tangent curve to the left which has a radius of 167.00 feet, a delta angle of 30°39'52" and a chord that bears N 00°30'12" E a distance of 88.31 feet, thence along the arc of said curve a distance of 89.38 feet to a curve to the right which has a radius of 133.00 feet, a delta angle of 111°52'36" and a chord that bears N 41°06'34" E a distance of 220.36 feet, thence along the arc of said curve a distance of 259.70 feet to a curve to the left which has a radius of 167.00 feet, a delta angle of 47°57'41" and a chord that bears N 73°04'01.5" E a distance of 135.75 feet, thence along the arc of said curve a distance of 139.79 feet to an extension of a Westerly line of Point Cove Condominium, thence N 49°05'11" E along said Westerly line and an extension thereof a distance of 218.73 feet to a Westerly corner thereof and a curve to the left which has a radius of 267.00 feet, a delta angle of 37°30'02" and a chord that bears N 30°20'10" E a distance of 171.65 feet, thence along the arc of said curve and said Westerly line a distance of 174.76 feet, thence N 73°46'32" W a distance of 178.24 feet, thence S 24°58'36" W a distance of 50.43 feet, thence S 35°27'31" W a distance of 56.67 feet, thence S 45°17'12" W a distance of 52.50 feet to a Southerly corner of said Point Cove Condominium, thence S 51°36'33" W along a Southerly line of said Point Cove Condominium a distance of 24.27 feet to a Southerly corner thereof, thence S 88°12'25" W a distance of 100.87 feet, thence N 72°24'25" W a distance of 117.59 feet to a meander line of NEPCo Lake, thence N 24°47'06" E along said meander line a distance of 60.34 feet, thence N 06°48'11" W along said meander line a distance of 52.56 feet, thence N 71°58'46" E a distance of 159.58 feet to a Southerly line of Point Cove Condominium and a non-tangent curve to the left which has a radius of 216.00 feet, a delta angle of 19°24'07" and a chord that bears S 04°51'50.5" W a distance of 72.79 feet, thence the following bearings and distances along said Point Cove Condominium and the arc of said curve a distance of 73.14 feet to a curve to the right which has a radius of 184.00 feet, a delta angle of 0°15'47" and a chord that bears S 04°42'19.5" E a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 61°29'15" and a chord that bears S 26°10'11.5" W a distance of 19.43 feet to a curve to the left which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears S 30°46'51" E a distance of 79.94 feet, thence along the arc of said curve a

distance of 122.44 feet, thence S 28°28'31" E a distance of 33.26 feet, thence N 51°36'33" E a distance of 24.27 feet, thence N 20°59'41" E a distance of 116.15 feet, thence N 01°01'32" E a distance of 68.67 feet to a non-tangent curve to the left which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears N 80°20'29" E a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence N 69°39'25" E a distance of 87.52 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 7°14'00" and a chord that bears N 73°16'25" E a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence departing from the Southerly line of said Point Cove Condominium, N 33°19'43" E a distance of 56.85 feet to a Northerly corner thereof, thence N 44°01'55" W along a Northerly line of said Point Cove Condominium a distance of 111.77 feet to a Northerly corner thereof, thence N 27°12'31" W a distance of 22.38 feet to a meander line of NEPCo Lake, thence N 59°05'39" E along said meander line a distance of 61.12 feet, thence N 43°25'19" E along said meander line a distance of 66.07 feet, thence N 00°01'41" E along said meander line a distance of 16.00 feet to the South line of Lot 1 of Wood County Certified Survey Map number 5274, thence S 89°58'19" E along said South line a distance of 76.36 feet, thence S 44°01'55" E a distance of 155.12 feet, thence S 00°01'41" W a distance of 21.81 feet to a Northerly line of said Point Cove Condominium, thence S 89°58'19" E along said Northerly line a distance of 274.86 feet, thence N 00°43'27" W a distance of 123.30 feet, thence S 89°58'19" E a distance of 322.05 feet, thence S 00°43'27" E a distance of 123.30 feet to a Northerly line of said Point Cove Condominium, thence the following bearings and distances along said Northerly line, N 89°58'19" W a distance of 652.91 feet to a curve to the left which has a radius of 166.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet to a curve to the right which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears S 54°12'41" W a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet, thence departing from the Northerly line of said Point Cove Condominium, S 33°19'43" W a distance of 56.85 feet to a Southerly corner thereof and a non-tangent curve to the right which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears S 13°57'05.5" W a distance of 307.32 feet, thence along the arc of said curve and a Southerly line of said Point Cove Condominium a distance of 327.46 feet to a Southerly corner thereof, thence S 49°05'11" W along said Southerly line a distance of 59.14 feet to a Southerly corner thereof, thence S 40°54'49" E along said Southerly line a distance of 66.00 feet, thence S 49°05'11" W a distance of 159.59 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 47°57'41" and a chord that bears S 73°04'01.5" W a distance of 189.40 feet, thence along the arc of said curve a distance of 195.04 feet to a curve to the left which has a radius of 67.00 feet, a delta angle of 111°52'36" and a chord that bears S 41°06'34" W a distance of 111.01 feet, thence along the arc of said curve a distance of 130.83 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 32°34'08" and a chord that bears S 01°27'20" W a distance of 130.67 feet, thence along the arc of said curve a distance of 132.44 feet to a curve to the right which has a radius of 456.92 feet, a delta angle of 46°14'53" and a chord that bears S 40°51'50.5" W a distance of 358.88 feet, thence along the arc of said curve a distance of 368.82 feet to a curve to the left which has a radius of 92.00 feet, a delta angle of 64°16'52" and a chord that bears S 31°50'51" W a distance of 97.89 feet, thence along the arc of said curve a distance of 103.22 feet to a curve to the right which has a radius of 565.16 feet, a delta angle of 9°07'48" and a chord that bears S 04°16'19" W a distance of 89.96 feet, thence along the arc of said curve a distance of 90.06 feet, thence S 89°58'15" E a distance of 233.86 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Subject to easements, covenants, restrictions and right-of-ways of record.

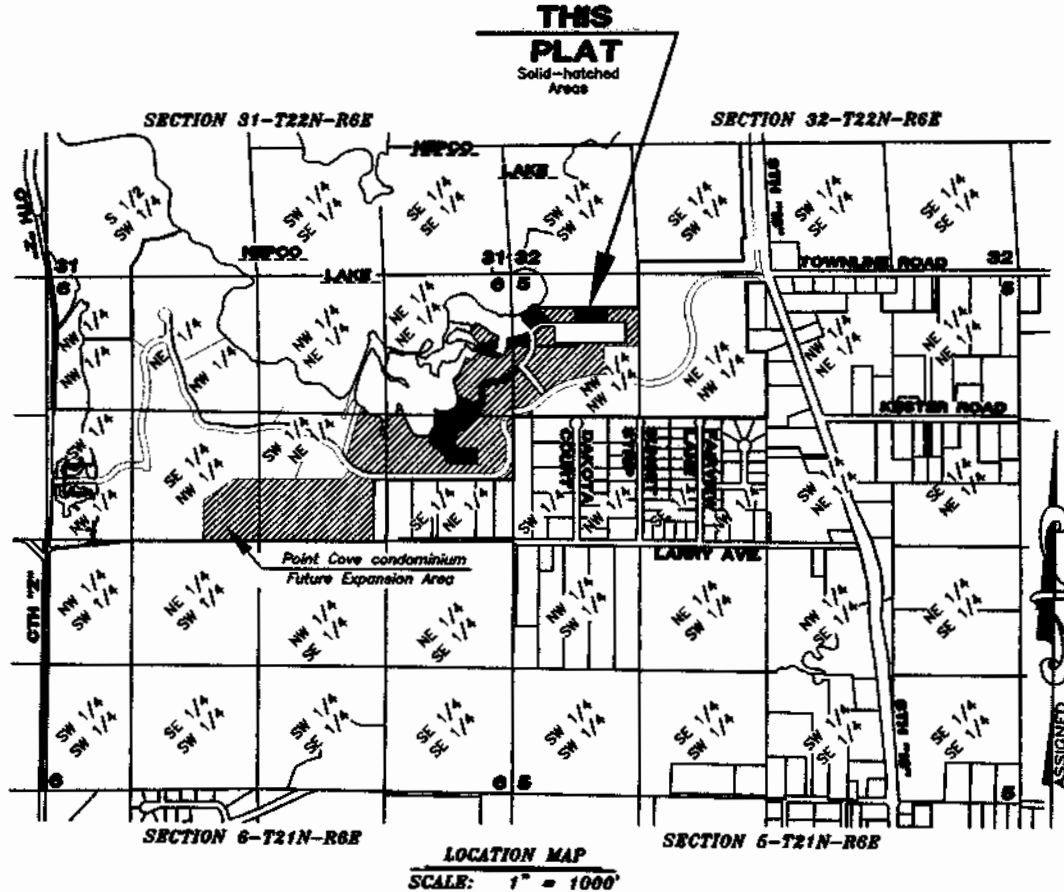
**EXHIBIT B
ADDENDUM TO CONDOMINIUM PLAT**

(See attached)

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



SURVEYOR'S CERTIFICATE:

I, Christopher J. Ranner, hereby certify that I am a Licensed Land Surveyor authorized to practice that profession in this state; and
 That I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statutes, Wood County Ordinance #701 and the Town of Saratoga Building Code Ordinance No. 03-21-2007A, as amended; and
 That I have surveyed and mapped the property described and shown upon these sheets of these Condominium Plat at the direction of Brad Pavloski for Great Northern Timber Company, LLC, owner; and
 That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and
 That the identification and location of each unit and the common elements can be determined from the plat.

Date: _____
 Christopher J. Ranner RLS S-2441

Pavloski Development
 Castle Rock Lake NEFCO Lake

WOOD COUNTY REG. # 2441 July 1
 2014 2014 2014
 2014 2014 2014

COUNTY OF WOOD:

The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove be and hereby is approved in compliance with the Wood County Shoreland Zoning Ordinance #704 and Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701.

Date: _____
 Plat Review Officer

Volume _____ of Condominium Plats, Page _____

Call for information
 Field Book File Page File

OWNER:
 Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI. 54495-1027

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Pauloski Development
 Castle Rock Lake NEPCO Lake

2000 Highway 50 South, Suite 4
 Neenah, Wisconsin 54956
 Cell: 920-665-7777

LEGEND:

- ⊕ - Harrison cast iron monument, found
- ⊕ - Waspaco cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- × - 2 1/2" O.D. round iron pipe, found
- + - Chiseled Cross in concrete, found
- - 3/4" round iron rod, found
- - 1 1/4" round iron rod, found
- - 3/4" x 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" x 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.

() - Recorded as
 Vinculum / Ownership tie

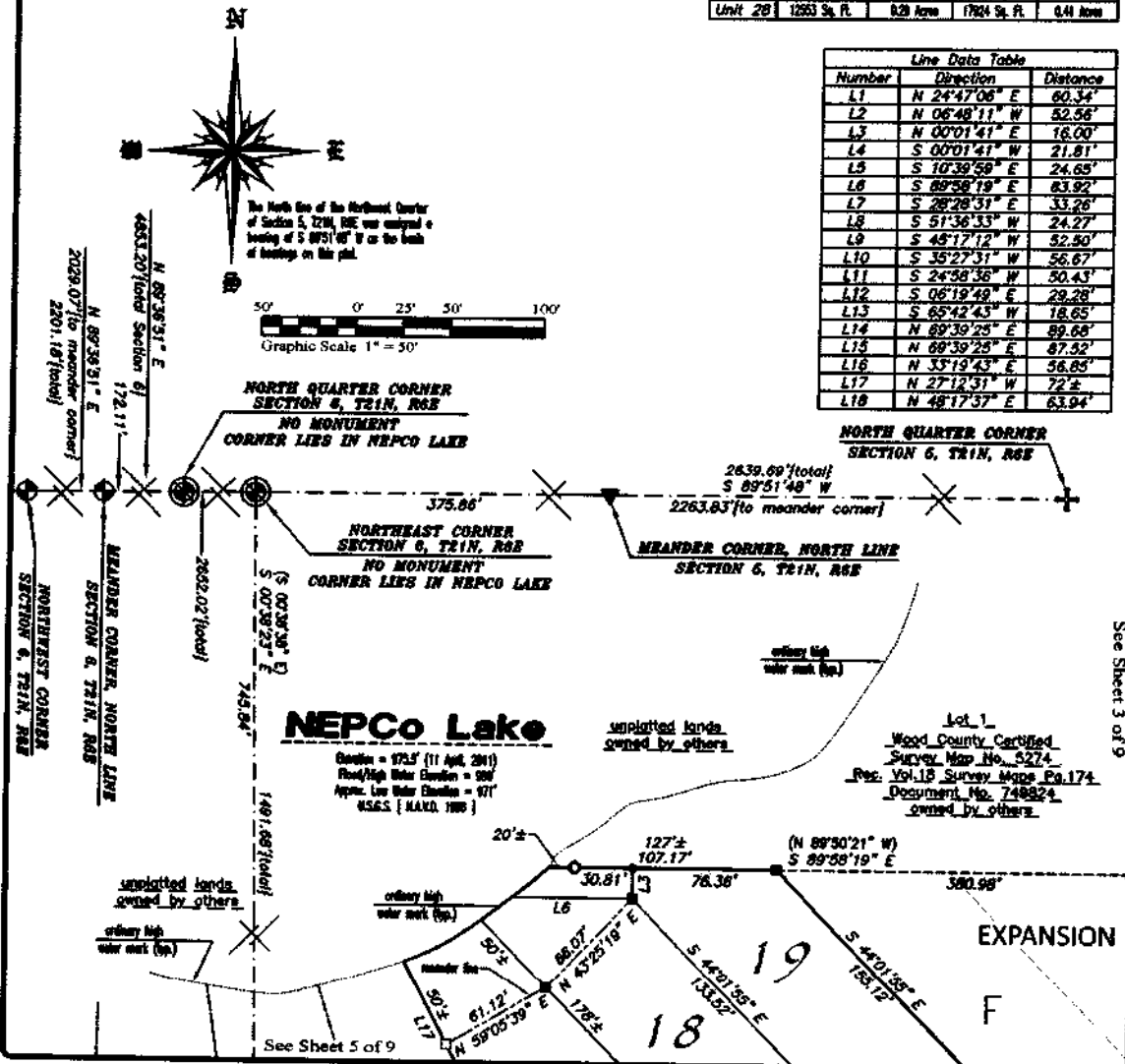
[F] - Planned Future Unit

14 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

Unit Area Table			
Number	Area to Meander Line	Total Area:	
Unit 14	11942 Sq. Ft. 0.28 Acres	13955 Sq. Ft.	0.31 Acres
Unit 15	11184 Sq. Ft. 0.26 Acres	13083 Sq. Ft.	0.31 Acres
Unit 16		14486 Sq. Ft.	0.33 Acres
Unit 17	8615 Sq. Ft. 0.20 Acres	11228 Sq. Ft.	0.26 Acres
Unit 18	9243 Sq. Ft. 0.21 Acres	11279 Sq. Ft.	0.26 Acres
Unit 19	12895 Sq. Ft. 0.29 Acres	12958 Sq. Ft.	0.30 Acres
Unit 20	18021 Sq. Ft. 0.41 Acres	14788 Sq. Ft.	0.34 Acres
Unit 21	8086 Sq. Ft. 0.22 Acres	13076 Sq. Ft.	0.30 Acres
Unit 22	18218 Sq. Ft. 0.42 Acres	13811 Sq. Ft.	0.32 Acres
Unit 23	8877 Sq. Ft. 0.20 Acres	13728 Sq. Ft.	0.32 Acres
Unit 24	8885 Sq. Ft. 0.20 Acres	15426 Sq. Ft.	0.35 Acres
Unit 25	10371 Sq. Ft. 0.24 Acres	19808 Sq. Ft.	0.46 Acres
Unit 26	16572 Sq. Ft. 0.38 Acres	18408 Sq. Ft.	0.42 Acres
Unit 27	18838 Sq. Ft. 0.43 Acres	65388 Sq. Ft.	1.50 Acres
Unit 28	12553 Sq. Ft. 0.29 Acres	17824 Sq. Ft.	0.41 Acres

Line Data Table		
Number	Direction	Distance
L1	N 24°47'06" E	60.34'
L2	N 06°48'11" W	52.56'
L3	N 00°01'41" E	16.00'
L4	S 00°01'41" W	21.81'
L5	S 10°39'59" E	24.65'
L6	S 89°58'19" E	83.92'
L7	S 28°26'31" E	33.26'
L8	S 51°36'33" W	24.27'
L9	S 45°17'12" W	52.50'
L10	S 35°27'31" W	56.67'
L11	S 24°58'36" W	50.43'
L12	S 06°19'49" E	29.28'
L13	S 65°42'43" W	18.65'
L14	N 89°39'25" E	89.66'
L15	N 69°39'25" E	87.52'
L16	N 33°19'43" E	56.85'
L17	N 27°12'31" W	72.2'
L18	N 48°17'57" E	63.94'



See Sheet 3 of 9

See Sheet 5 of 9

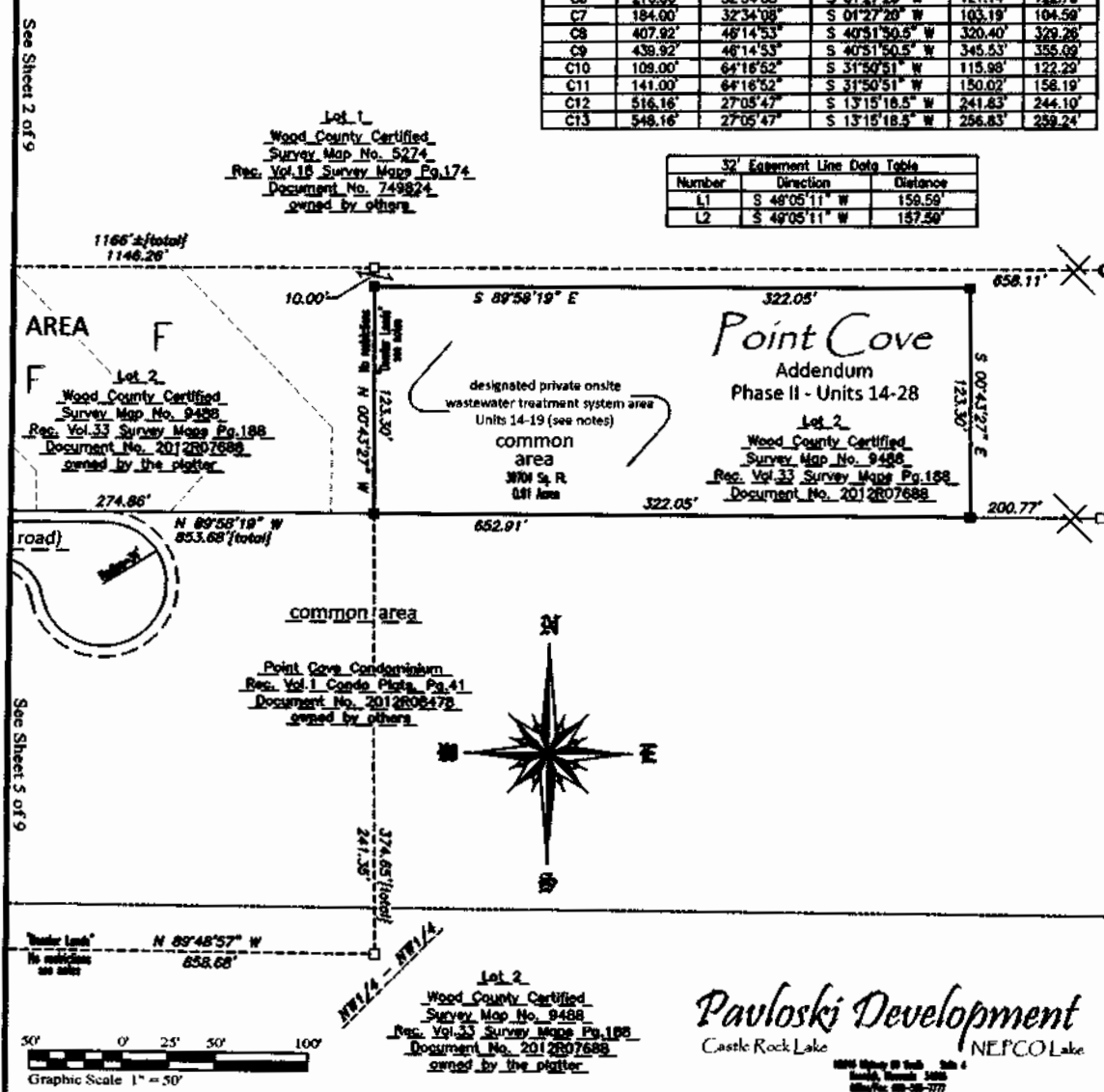
Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
 Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

32' Easement Curve Data Table					
Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	19.00'	6°02'32"	S 52°06'27" W	2.00'	2.00'
C2	216.00'	47°57'41"	S 73°04'01.5" W	175.56'	180.81'
C3	184.00'	47°57'41"	S 73°04'01.5" W	149.57'	154.02'
C4	116.00'	111°52'36"	S 41°06'34" W	192.20'	226.50'
C5	84.00'	111°52'36"	S 41°06'34" W	139.18'	164.02'
C6	216.00'	32°34'08"	S 01°27'20" W	121.14'	122.78'
C7	184.00'	32°34'08"	S 01°27'20" W	103.19'	104.59'
C8	407.92'	48°14'53"	S 40°51'50.5" W	320.40'	329.26'
C9	439.92'	48°14'53"	S 40°51'50.5" W	345.53'	355.09'
C10	109.00'	64°16'52"	S 31°50'51" W	115.98'	122.29'
C11	141.00'	64°16'52"	S 31°50'51" W	150.02'	158.19'
C12	516.16'	27°05'47"	S 13°15'18.5" W	241.63'	244.10'
C13	548.16'	27°05'47"	S 13°15'18.5" W	256.83'	259.24'

32' Easement Line Data Table		
Number	Direction	Distance
L1	S 48°05'11" W	158.50'
L2	S 48°05'11" W	157.50'



See Sheet 2 of 9

See Sheet 5 of 9

Lot 1
 Wood County Certified
 Survey Map No. 5274
 Rec. Vol. 18 Survey Maps Pg. 174
 Document No. 749824
 owned by others

AREA F
 Lot 2
 Wood County Certified
 Survey Map No. 9488
 Rec. Vol. 33 Survey Maps Pg. 188
 Document No. 2012R07688
 owned by the plattee

Point Cove
 Addendum
 Phase II - Units 14-28
 Lot 2
 Wood County Certified
 Survey Map No. 9488
 Rec. Vol. 33 Survey Maps Pg. 188
 Document No. 2012R07688

Point Cove Condominium
 Rec. Vol. 1 Condo Plans, Pg. 41
 Document No. 2012R06472
 owned by others

Lot 2
 Wood County Certified
 Survey Map No. 9488
 Rec. Vol. 33 Survey Maps Pg. 188
 Document No. 2012R07688
 owned by the plattee

Pavloski Development
 Castle Rock Lake
 NEPCO Lake

©2012 Wood County, Wis. All rights reserved.
 Printed: March 2012
 City/Co. 920-266-7777

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Pavloski Development

Castle Rock Lake

NEPCOLake

2025 Highway 20 South, Box 4
Frank, Wisconsin 53020
Cell: 608-488-7777

Point Cove Condominium /
Res. Vol. 1 Condo Plats, Pg. 41
Document No. 2012R08478
owned by others

LEGEND:

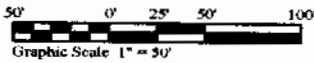
- ⊕ - Harrison cast iron monument, found
- ⊙ - Waupeca cast iron monument, found
- ▽ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- × - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- - 3/4" round iron rod, found
- - 1 1/4" round iron rod, found
- ◆ - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lined ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lined ft.

() - Recorded as Vinculum / Ownership tie

F - Planned Future Unit

14 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



Lot 3, Wood County Certified Survey Map No. 9528, Rec. Vol. 34 Survey Maps Pg. 28, Document No. 2012R11202, owned by the platler

ordinary high water mark (HWM)

island

See Sheet 6 of 9

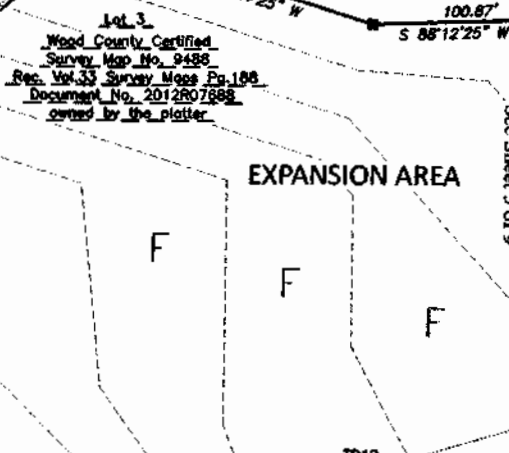
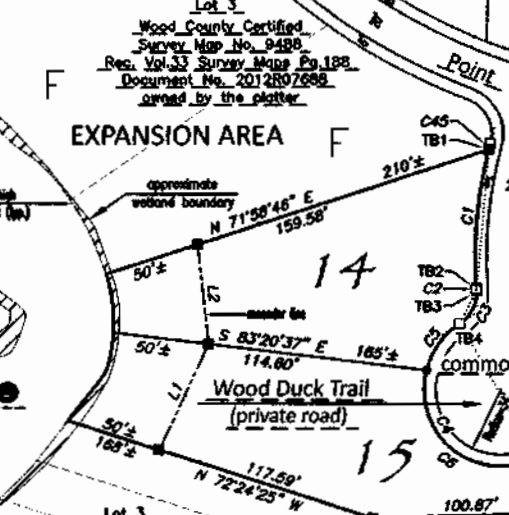
NEPCo Lake

Division = 8745' (11 April, 2011)
Fixed/High Water Elevation = 857'
Approx. Low Water Elevation = 871'
U.S.C.S. | NAD83, 1988 |

EXPANSION AREA

Lot 3, Wood County Certified Survey Map No. 9488, Rec. Vol. 33 Survey Maps Pg. 188, Document No. 2012R07688, owned by the platler

EXPANSION AREA



EXPANSION AREA

Lot 3, Wood County Certified Survey Map No. 9488, Rec. Vol. 33 Survey Maps Pg. 188, Document No. 2012R07688, owned by the platler

See Sheet 7 of 9

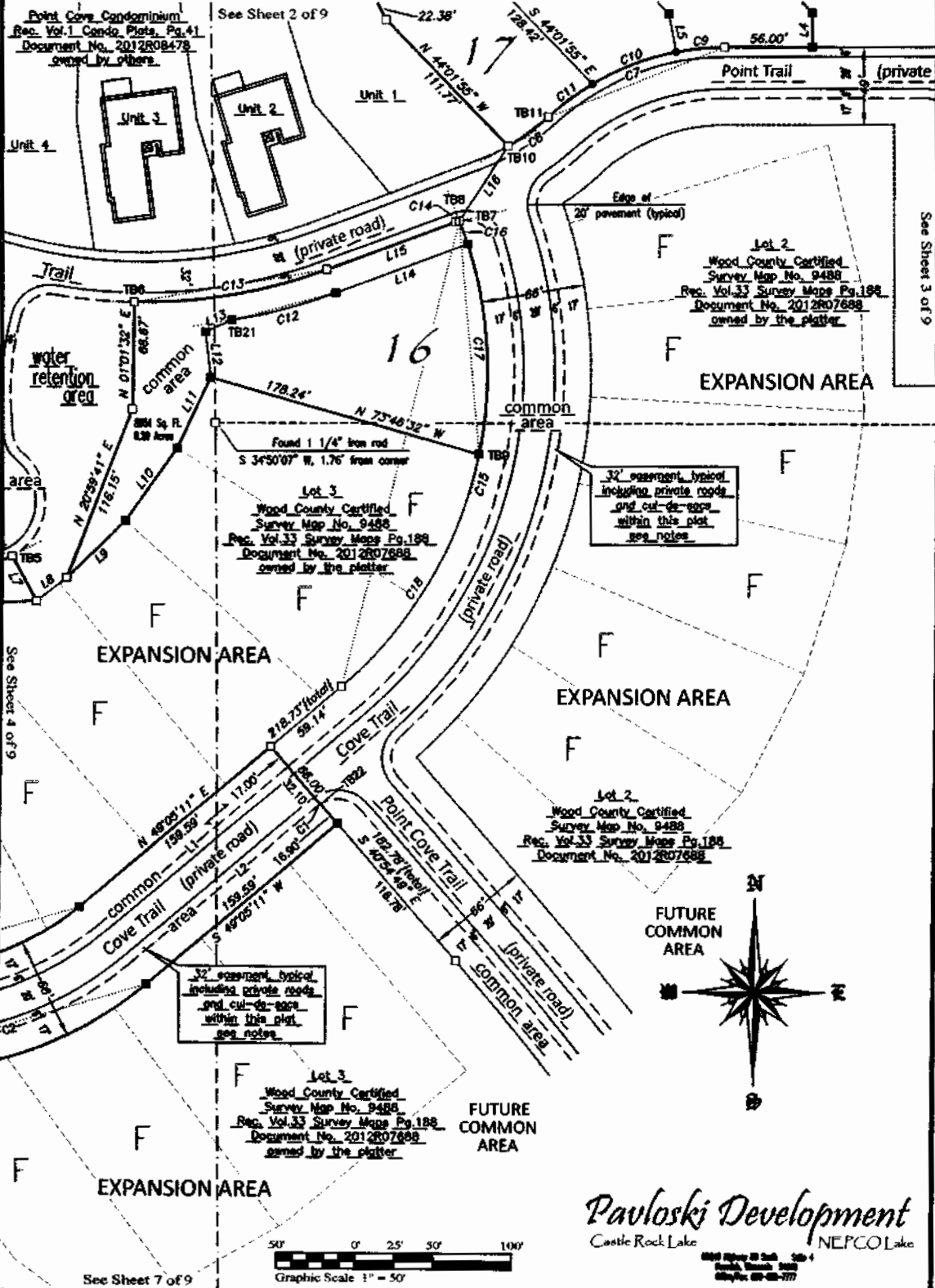
See Sheet 5 of 9

Point Cove

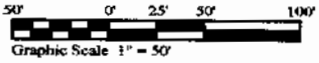
condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Point Cove Condominium
Rec. Vol. 1 Condo. Plat. Pg. 41
Document No. 2012R08478
owned by others



See Sheet 7 of 9



Pavloski Development
Castle Rock Lake NEPCO Lake

6888 Highway 50 South, Suite 1
North Branch, WI 54856
Cell: 608-687-7777

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 4 of 9

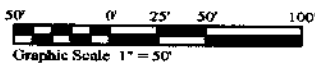
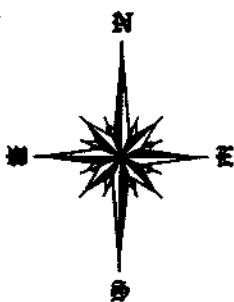
Point Cove

Addendum Phase II - Units 14-28

341540 sq. ft 400594± sq. ft
7.84 Acres 9.20± Acres
{to meander line} {total}

NEPCo Lake

Boundary = 95.5' (11 April, 2011)
Road/High Water Elevation = 958'
Approx. Low Water Elevation = 971'
USGS [NAVD, 1988]



NEPCo Lake

Boundary = 95.5' (11 April, 2011)
Road/High Water Elevation = 958'
Approx. Low Water Elevation = 971'
USGS [NAVD, 1988]

Lot 3
Wood County Certified
Survey Map No. 9488
Res. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plattee

EXPANSION AREA

LEGEND:

- ⊙ - Harrison cast iron monument, found
- ⊙ - Wapaca cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ⊗ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- ⊙ - 3/4" round iron rod, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.

() - Recorded as Vacant / Ownership tie

F - Planned Future Unit

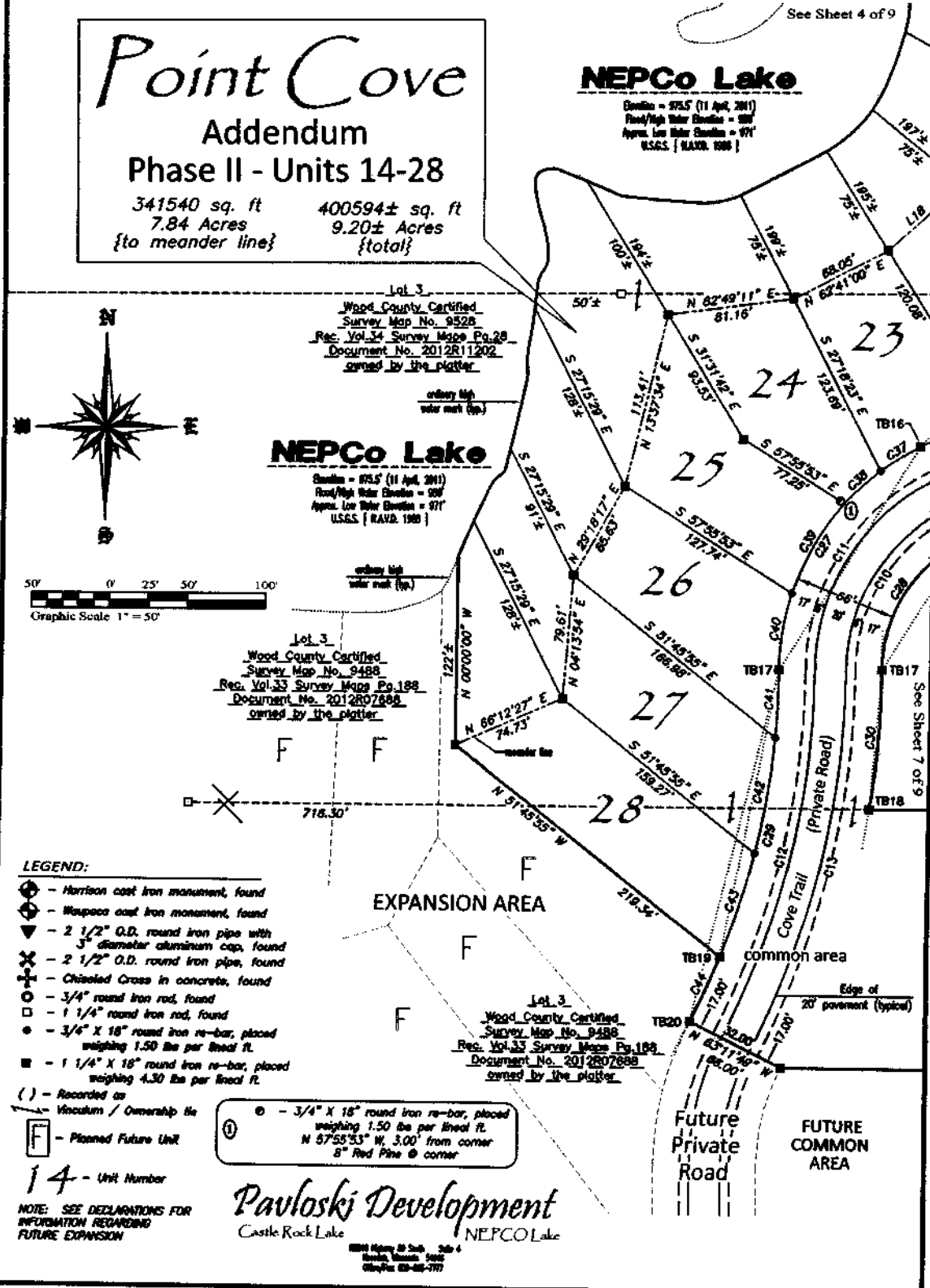
14 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

⊙ - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft. N 57°55'33" W, 3.00' from corner 8" Red Pine ⊙ corner

Pavloski Development
Castle Rock Lake NEPCo Lake

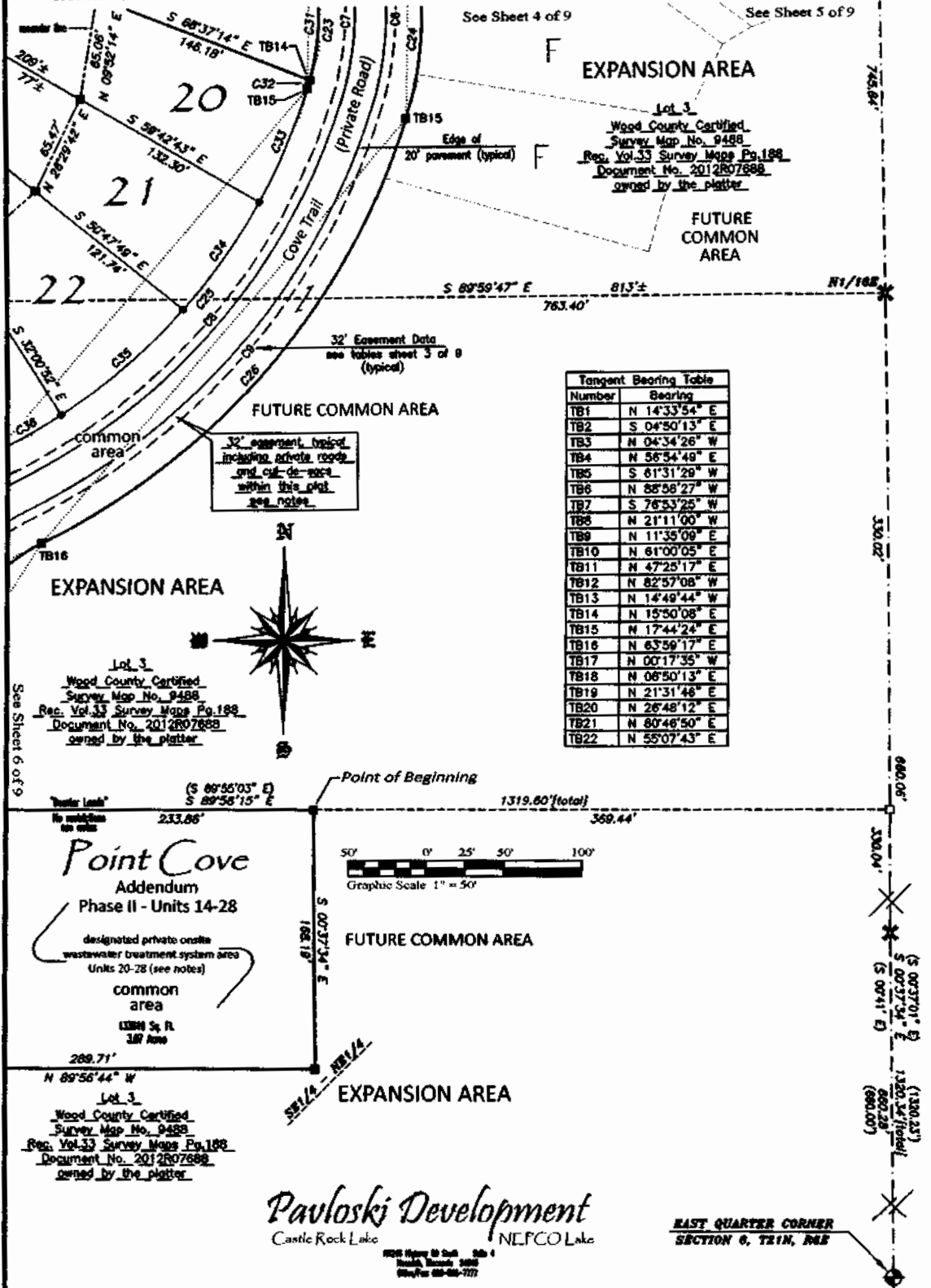
©2012 Henry M. Smith, Inc. 2012
P.O. Box 1000 Saratoga, WI 54581
Tel: 715-838-7177



Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07888.
 Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



Number	Bearing
TB1	N 14°33'54" E
TB2	S 04°50'13" E
TB3	N 04°34'26" W
TB4	N 56°54'49" E
TB5	S 61°31'26" W
TB6	N 88°56'27" W
TB7	S 78°53'25" W
TB8	N 21°11'00" W
TB9	N 11°35'09" E
TB10	N 61°00'05" E
TB11	N 47°25'17" E
TB12	N 82°57'08" W
TB13	N 14°49'44" W
TB14	N 19°50'08" E
TB15	N 17°44'24" E
TB16	N 63°59'17" E
TB17	N 00°17'35" W
TB18	N 08°50'13" E
TB19	N 21°31'48" E
TB20	N 26°48'12" E
TB21	N 80°46'50" E
TB22	N 55°07'43" E

Point Cove
 Addendum
 Phase II - Units 14-28

designated private onsite
 wastewater treatment system area
 Units 20-28 (see notes)
 common
 area
 1388 Sq. Ft.
 168 Area

Pavloski Development
 Castle Rock Lake NEPCO Lake

EAST QUARTER CORNER
 SECTION 6, T21N, R6E

1995 Survey of Soil, 2nd Ed.
 South, Wisconsin 1995
 920/Fox 282-66-777

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
 Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION - Phase II, Units 14-28

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.89 feet to the Northwest corner of said Section 5, thence S 00°38'23" E along the West line of the Northwest Quarter of the Northwest Quarter of said Section 5 a distance of 1491.68 feet to the Southwest corner thereof, thence S 00°37'34" E along the West line of the Southwest Quarter of the Northwest Quarter of said Section 5 a distance of 330.02 feet, thence N 89°58'15" W a distance of 369.44 feet to the POINT OF BEGINNING, thence S 00°37'34" E a distance of 168.19 feet, thence N 89°56'44" W a distance of 289.71 feet, thence N 83°11'49" W a distance of 88.00 feet to a non-tangent curve to the left which has a radius of 499.16 feet, a delta angle of 5°16'26" and a chord that bears N 24°09'59" E a distance of 45.93 feet, thence along the arc of said curve a distance of 45.93 feet, thence N 51°45'55" W a distance of 219.34 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 68°12'27" E a distance of 74.73 feet, thence N 04°13'54" E a distance of 79.61 feet, thence N 29°18'17" E a distance of 85.63 feet, thence N 13°37'34" E a distance of 113.41 feet, thence N 82°49'11" E a distance of 81.16 feet, thence N 62°41'00" E a distance of 68.05 feet, thence N 48°17'37" E a distance of 63.94 feet, thence N 26°29'42" E a distance of 65.47 feet, thence N 09°32'14" E a distance of 65.06 feet, thence departing from said meander line, S 68°37'14" E a distance of 146.18 feet to a non-tangent curve to the left which has a radius of 167.00 feet, a delta angle of 30°39'52" and a chord that bears N 00°30'12" E a distance of 88.31 feet, thence along the arc of said curve a distance of 89.38 feet to a curve to the right which has a radius of 133.00 feet, a delta angle of 111°52'36" and a chord that bears N 41°06'34" E a distance of 220.36 feet, thence along the arc of said curve a distance of 238.70 feet to a curve to the left which has a radius of 167.00 feet, a delta angle of 47°57'41" and a chord that bears N 73°04'01.5" E a distance of 135.75 feet, thence along the arc of said curve a distance of 139.79 feet to an extension of a Westerly line of Point Cove Condominium, thence N 49°05'11" E along said Westerly line and an extension thereof a distance of 218.73 feet to a Westerly corner thereof and a curve to the left which has a radius of 267.00 feet, a delta angle of 37°30'02" and a chord that bears N 30°20'10" E a distance of 171.65 feet, thence along the arc of said curve and said Westerly line a distance of 174.76 feet, thence N 73°46'32" W a distance of 178.24 feet, thence S 24°58'36" W a distance of 50.43 feet, thence S 35°27'31" W a distance of 58.67 feet, thence S 45°17'12" W a distance of 52.50 feet to a Southerly corner of said Point Cove Condominium, thence S 51°38'33" W along a Southerly line of said Point Cove Condominium a distance of 24.27 feet to a Southerly corner thereof, thence S 88°12'25" W a distance of 100.67 feet, thence N 72°24'25" W a distance of 117.58 feet to a meander line of NEPCo Lake, thence N 24°47'06" E along said meander line a distance of 80.34 feet, thence N 06°48'11" W along said meander line a distance of 52.56 feet, thence N 71°58'46" E a distance of 159.58 feet to a Southerly line of Point Cove Condominium and a non-tangent curve to the left which has a radius of 216.00 feet, a delta angle of 19°24'07" and a chord that bears S 04°51'50.5" W a distance of 72.79 feet, thence the following bearings and distances along said Point Cove Condominium and the arc of said curve a distance of 73.14 feet to a curve to the right which has a radius of 184.00 feet, a delta angle of 0°15'47" and a chord that bears S 04°42'19.5" E a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 61°29'15" and a chord that bears S 28°10'11.5" W a distance of 19.43 feet to a curve to the left which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears S 30°46'51" E a distance of 79.94 feet, thence along the arc of said curve a distance of 122.44 feet, thence S 28°28'31" E a distance of 33.26 feet, thence N 51°38'33" E a distance of 24.27 feet, thence N 20°59'41" E a distance of 116.15 feet, thence N 01°01'32" E a distance of 68.67 feet to a non-tangent curve to the left which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears N 80°20'29" E a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence N 69°39'25" E a distance of 87.52 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 7°14'00" and a chord that bears N 73°18'25" E a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence departing from the Southerly line of said Point Cove Condominium, N 33°19'43" E a distance of 56.85 feet to a Northerly corner thereof, thence N 44°01'55" W along a Northerly line of said Point Cove Condominium a distance of 111.77 feet to a Northerly corner thereof, thence N 27°12'31" W a distance of 22.38 feet to a meander line of NEPCo Lake, thence N 59°05'39" E along said meander line a distance of 81.12 feet, thence N 43°25'19" E along said meander line a distance of 66.07 feet, thence N 00°01'41" E along said meander line a distance of 16.00 feet to the South line of Lot 1 of Wood County Certified Survey Map number 5274, thence S 89°58'19" E along said South line a distance of 78.36 feet, thence S 44°01'55" E a distance of 155.12 feet, thence S 00°01'41" W a distance of 21.81 feet to a Northerly line of said Point Cove Condominium, thence S 89°58'19" E along said Northerly line a distance of 274.86 feet, thence N 00°43'27" W a distance of 123.30 feet, thence S 89°58'19" E a distance of 322.05 feet, thence S 00°43'27" E a distance of 123.30 feet to a Northerly line of said Point Cove Condominium, thence the following bearings and distances along said Northerly line, N 89°58'19" W a distance of 852.91 feet to a curve to the left which has a radius of 186.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet to a curve to the right which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears S 54°12'41" W a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet, thence departing from the Northerly line of said Point Cove Condominium, S 33°19'43" W a distance of 56.85 feet to a Southerly corner thereof and a non-tangent curve to the right which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears S 13°57'05.5" W a distance of 307.32 feet, thence along the arc of said curve and a Southerly line of said Point Cove Condominium a distance of 327.46 feet to a Southerly corner thereof, thence S 49°05'11" W along said Southerly line a distance of 59.14 feet to a Southerly corner thereof, thence S 40°54'49" E along said Southerly line a distance of 66.00 feet, thence S 49°05'11" W a distance of 159.59 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 47°57'41" and a chord that bears S 73°04'01.5" W a distance of 189.40 feet, thence along the arc of said curve a distance of 195.04 feet to a curve to the left which has a radius of 67.00 feet, a delta angle of 111°52'38" and a chord that bears S 41°06'34" W a distance of 111.01 feet, thence along the arc of said curve a distance of 136.83 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 32°34'08" and a chord that bears S 01°27'20" W a distance of 130.67 feet, thence along the arc of said curve a distance of 132.44 feet to a curve to the right which has a radius of 456.92 feet, a delta angle of 46°14'53" and a chord that bears S 40°51'50.5" W a distance of 358.88 feet, thence along the arc of said curve a distance of 368.82 feet to a curve to the left which has a radius of 92.00 feet, a delta angle of 64°16'32" and a chord that bears S 31°50'51" W a distance of 97.89 feet, thence along the arc of said curve a distance of 103.22 feet to a curve to the right which has a radius of 565.16 feet, a delta angle of 9°07'48" and a chord that bears S 04°16'19" W a distance of 89.98 feet, thence along the arc of said curve a distance of 90.06 feet, thence S 89°58'15" E a distance of 233.86 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake. Subject to easements, covenants, restrictions and right-of-ways of record.

Pavloski Development
 Castle Rock Lake NEPCo Lake

NEPCo Lake W. South. Sub 4
 Town of Saratoga, WI 54988
 (715) 862-7777

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 5, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Curve Data Table					
Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	216.00'	19°24'07"	S 04°51'50.5" W	72.79'	73.14'
C2	184.00'	0°15'47"	S 04°42'19.5" E	0.84'	0.84'
C3	19.00'	61°28'15"	S 26°10'11.5" W	19.43'	20.39'
C4	40.00'	175°23'20"	S 30°46'51" E	79.94'	122.44'
C5	40.00'	43°11'42"	S 35°18'58" W	29.45'	30.16'
C6	40.00'	132°11'38"	S 52°22'42" E	73.14'	92.28'
C7	166.00'	42°36'24"	S 68°43'29" W	120.62'	123.44'
C8	134.00'	13°34'48"	S 54°12'41" W	31.69'	31.76'
C9	186.00'	10°41'40"	S 84°40'51" W	30.94'	30.89'
C10	166.00'	19°49'49"	S 69°22'06.5" W	57.17'	57.46'
C11	166.00'	12°04'55"	S 53°27'44.5" W	34.94'	35.00'
C12	352.00'	11°07'25"	N 75°13'07.5" E	68.23'	68.34'
C13	356.00'	21°22'08"	N 80°20'29" E	124.59'	125.31'
C14	19.00'	7°14'00"	N 73°16'25" E	2.40'	2.40'
C15	267.00'	70°16'11"	S 13°57'05.5" W	307.32'	327.46'
C16	267.00'	3°24'07"	N 19°28'56.5" W	15.65'	15.65'
C17	267.00'	29°22'02"	N 03°05'52" W	135.36'	136.85'
C18	267.00'	37°30'02"	N 30°20'10" E	171.65'	174.76'
C19	167.00'	47°57'41"	N 23°04'01.5" E	135.75'	139.79'
C20	233.00'	47°57'41"	S 73°04'01.5" W	182.40'	195.04'
C21	133.00'	111°52'36"	N 41°06'34" E	220.36'	259.70'
C22	67.00'	111°52'36"	S 41°06'34" W	111.01'	130.83'
C23	167.00'	32°34'08"	N 01°27'20" E	93.66'	94.93'
C24	233.00'	32°34'08"	S 01°27'20" W	130.67'	132.44'
C25	390.92'	46°14'53"	N 40°51'50.5" E	307.05'	315.54'
C26	456.92'	46°14'53"	S 40°51'50.5" W	358.88'	368.82'
C27	158.00'	64°16'52"	N 31°50'51" E	168.11'	177.28'
C28	92.00'	64°16'52"	S 31°50'51" W	97.89'	103.22'
C29	499.16'	27°05'47"	N 13°15'18.5" E	233.87'	236.08'
C30	565.16'	9°07'48"	S 04°16'19" W	89.96'	90.06'
C31	167.00'	30°39'52"	N 00°30'12" E	88.31'	89.36'
C32	167.00'	1°54'16"	N 16°47'16" E	5.55'	5.55'
C33	390.92'	11°33'49"	N 23°31'18.5" E	78.76'	78.90'
C34	390.92'	12°24'54"	N 35°30'40" E	84.54'	84.70'
C35	390.92'	15°12'02"	N 49°19'08" E	103.41'	103.71'
C36	390.92'	7°04'08"	N 60°27'13" E	48.20'	48.23'
C37	158.00'	10°49'52"	N 58°34'21" E	29.82'	29.87'
C38	158.00'	11°16'46"	N 47°31'02" E	31.05'	31.10'
C39	158.00'	24°07'48"	N 29°48'45" E	66.05'	66.54'
C40	158.00'	18°02'26"	N 08°43'38" E	49.54'	49.75'
C41	499.16'	5°01'50"	N 02°13'20" E	43.81'	43.83'
C42	499.16'	8°41'00"	N 09°04'45" E	75.58'	75.64'
C43	499.16'	8°06'31"	N 17°28'30.5" E	70.58'	70.64'
C44	499.16'	5°16'26"	N 24°09'59" E	45.93'	45.95'
C45	216.00'	0°49'18"	N 14°58'53" E	3.10'	3.10'

NOTES:

Point Cove Condominium is subject to a "Waiver of Claims Agreement" recorded as Document No. 2011R03193 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 allow for no on site septic systems, holding tanks only, - shown as "Domitor Lands"

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lakes Owner's Association, Inc., recorded as Document number 2012R09007 and an Amended and Restated Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as Document number 2012R11083.

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:

Declaration - Document number 2012R08477
 Condominium Plat - Document number 2012R08478
 First Amendment - Document number 2012R08832

UTILITY EASEMENT, underground and overhead, typically 32 feet in width, recorded as Document number 2012R07689 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Satorus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

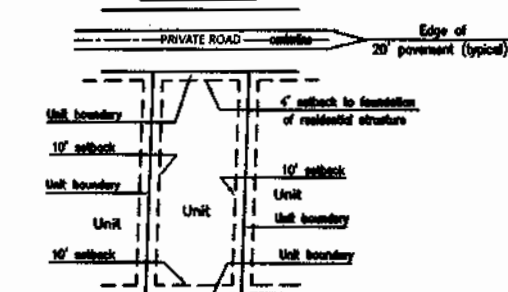
The Declarant and its affiliates, and their successors and assigns, hereby reserve a permanent easement over and across all private roads and access ways within Point Cove Condominium for the benefit of other lands owned or acquired by the Declarant, its affiliates, and their successors and assigns. See Declarations for more information.

The designated private onsite wastewater treatment system area for Units 14-19 will also be serving seven additional future units for a total of thirteen units.

The designated private onsite wastewater treatment system area for Units 20-28 will also be serving four additional future units for a total of thirteen units.

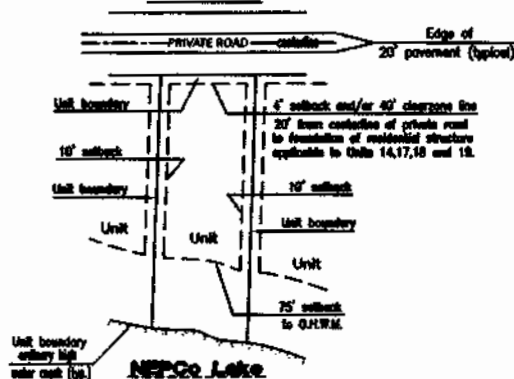
Units 17, 18, 19 and the common area that is the designated private onsite wastewater treatment system area for units 14-19 are part of Lot 2 of Wood County Certified Survey Map number 9488. All remaining areas are part of Lot 3 of Wood County Certified Survey Map number 9488.

RESIDENTIAL STRUCTURE
TYPICAL BUILDING ENVELOPES AND SETBACKS
 NOT TO SCALE



The building setbacks, as shown hereon are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.

RESIDENTIAL STRUCTURE
TYPICAL BUILDING ENVELOPES AND SETBACKS
 NOT TO SCALE



The building setbacks, as shown hereon are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.

Pavloski Development
 Castle Rock Lake NEPCO Lake
 2012 R07688 - Sub 1
 South, Wisconsin 5488
 262.742.60-7877

THIRD AMENDMENT TO DECLARATION OF
 CONDOMINIUM FOR POINT COVE CONDOMINIUM
 TOWN OF SARATOGA,
 WOOD COUNTY, WISCONSIN.
 Document Title

Document Number



2014R02947

SUSAN E. GINTER
 WOOD COUNTY
 REGISTER OF DEEDS
 RECORDED ON
 05/01/2014 03:35PM
 REC FEE: 30.00
 EXEMPT #: N/A
 PAGES: 28

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM for "Point Cove Condominium" is made this 23rd day of April, 2014, by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, husband and wife, owners of Units 18 and 19 in Point Cove (hereinafter referred to as "Gruszynskis")

WITNESSETH:

WHEREAS, the Declaration of Condominium for Point Cove Condominium was recorded August 8, 2012, in the office of the Register of Deeds for Wood County, Wisconsin, as Document No.: 2012R08477, and amended by the First Amendment to Declaration recorded on August 17, 2012, as Document No.: 2012R08832, and again amended by the Second Amendment to Declaration recorded on December 18, 2012, as Document No.: 2012R13623 (hereinafter referred to as the "Declaration"); and

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Addendum to Point Cove Condominium Plat which is subject to the Declaration and this Third Amendment is attached hereto as Exhibit B and made a part hereof; and

WHEREAS, pursuant to Chapter 703 of the Wisconsin Statutes, and Section 13 of the Declaration, the Gruszynskis wish to amend the Addendum to Point Cove Condominium Plat (Phase 11 – Units 14-28) by the merger of Units 18 and 19 into one (1) unit, to be numbered Unit 19; and

WHEREAS, Section 6 of the Second Amendment to Declaration of Condominium for Point Cove Condominium provides for the right to merge two (2) or more adjoining units into one (1) unit in accordance with the provisions of the Wisconsin Condominium Act; and

WHEREAS, section 703.09(2) Wis. Stats. and Section 13 of the Declaration allow the Declaration to be amended by the written consent of at least sixty-seven percent (67%) of the aggregate votes in the condominium; and

WHEREAS, twenty (20) unit owners have consented in writing to the merger of adjoining Units 18 and 19 into one (1) unit; and

WHEREAS, the above-described twenty (20) written unit owner consents for the merger of Units 18 and 19 constitute seventy-one percent (71%) of the unit owners in Point Cove Condominium; and

Recording Area

Name and Return Address: *302 P MLO*
 ATTORNEY WILLIAM A. METCALF
 METCALF AND QUINN S. C.
 PO BOX 759
 WISCONSIN RAPIDS WI 54494-0759

Parcel Identification Number (PIN)

WHEREAS, the above-described written consent of unit owners are attached hereto as Exhibit C and made a part hereof.

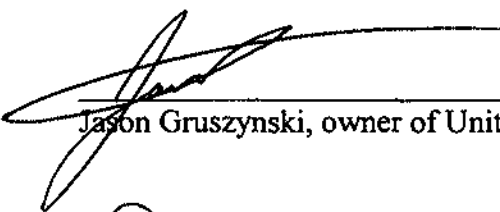
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended by the Jason Gruszynski and Lynette Gruszynski, owners of Unit 18 and 19, as follows:

- 1. Units 18 and 19 are adjoining units in Point Cove Condominium and are owned by Jason Gruszynski and Lynette Gruszynski; said units are hereby merged into one (1) unit, as allowed under Section 6 of the Second Amendment to the Declaration of Condominium for Point Cove Condominium.
- 2. The new identifying number for the new unit created by the merger of Units 18 and 19 shall be Unit 19.
- 3. The undivided interest in the common elements and right to use the limited common elements for the new merged Unit 19 shall be 2/28th.
- 4. The voting right in the Association appertaining to the new merged Unit 19 shall be 2/28th.
- 5. The allocation to the new Unit 19 of the liability for common expenses and rights to common surpluses shall be 2/28th.
- 6. Attached hereto as Exhibit D and made a part hereof, is a licensed surveyor's plat of the new Unit 19 which depicts the boundaries and dimensions of the new Unit 19.


The effective date of this Third Amendment shall be the date it is recorded in the office of the Register of Deeds for Wood County, Wisconsin.

All terms and conditions not specifically defined herein shall have the same meaning as provided in the Declaration. Except as modified by the Third Amendment, the Declaration remains in full force and effect, and is hereby ratified and approved for all purposes.

In witness whereof, this Third Amendment has been executed as of the date first set forth above.



 Jason Gruszynski, owner of Units 18 and 19



 Lynette Gruszynski, owner of Units 18 and 19

LEGAL DESCRIPTION - Phase II, Units 14-28

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.69 feet to the Northwest corner of said Section 5, thence S 00°38'23" E along the West line of the Northwest Quarter of the Northwest Quarter of said Section 5 a distance of 1491.68 feet to the Southwest corner thereof, thence S 00°37'34" E along the West line of the Southwest Quarter of the Northwest Quarter of said Section 5 a distance of 330.02 feet, thence N 89°58'15" W a distance of 369.44 feet to the POINT OF BEGINNING, thence S 00°37'34" E a distance of 168.19 feet, thence N 89°56'44" W a distance of 289.71 feet, thence N 63°11'49" W a distance of 66.00 feet to a non-tangent curve to the left which has a radius of 499.16 feet, a delta angle of 5°16'26" and a chord that bears N 24°09'59" E a distance of 45.93 feet, thence along the arc of said curve a distance of 45.95 feet, thence N 51°45'55" W a distance of 219.34 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 66°12'27" E a distance of 74.73 feet, thence N 04°13'54" E a distance of 79.61 feet, thence N 29°18'17" E a distance of 65.63 feet, thence N 13°37'34" E a distance of 113.41 feet, thence N 82°49'11" E a distance of 81.16 feet, thence N 62°41'00" E a distance of 68.05 feet, thence N 48°17'37" E a distance of 63.94 feet, thence N 26°29'42" E a distance of 65.47 feet, thence N 09°52'14" E a distance of 65.06 feet, thence departing from said meander line, S 68°37'14" E a distance of 146.18 feet to a non-tangent curve to the left which has a radius of 167.00 feet, a delta angle of 30°39'52" and a chord that bears N 00°30'12" E a distance of 88.31 feet, thence along the arc of said curve a distance of 89.38 feet to a curve to the right which has a radius of 133.00 feet, a delta angle of 111°52'36" and a chord that bears N 41°06'34" E a distance of 220.36 feet, thence along the arc of said curve a distance of 259.70 feet to a curve to the left which has a radius of 167.00 feet, a delta angle of 47°57'41" and a chord that bears N 73°04'01.5" E a distance of 135.75 feet, thence along the arc of said curve a distance of 139.79 feet to an extension of a Westerly line of Point Cove Condominium, thence N 49°05'11" E along said Westerly line and an extension thereof a distance of 218.73 feet to a Westerly corner thereof and a curve to the left which has a radius of 267.00 feet, a delta angle of 37°30'02" and a chord that bears N 30°20'10" E a distance of 171.65 feet, thence along the arc of said curve and said Westerly line a distance of 174.76 feet, thence N 73°46'32" W a distance of 178.24 feet, thence S 24°58'36" W a distance of 50.43 feet, thence S 35°27'31" W a distance of 56.67 feet, thence S 45°17'12" W a distance of 52.50 feet to a Southerly corner of said Point Cove Condominium, thence S 51°36'33" W along a Southerly line of said Point Cove Condominium a distance of 24.27 feet to a Southerly corner thereof, thence S 88°12'25" W a distance of 100.87 feet, thence N 72°24'25" W a distance of 117.59 feet to a meander line of NEPCo Lake, thence N 24°47'06" E along said meander line a distance of 60.34 feet, thence N 06°48'11" W along said meander line a distance of 52.56 feet, thence N 71°58'46" E a distance of 159.58 feet to a Southerly line of Point Cove Condominium and a non-tangent curve to the left which has a radius of 216.00 feet, a delta angle of 19°24'07" and a chord that bears S 04°51'50.5" W a distance of 72.79 feet, thence the following bearings and distances along said Point Cove Condominium and the arc of said curve a distance of 73.14 feet to a curve to the right which has a radius of 184.00 feet, a delta angle of 0°15'47" and a chord that bears S 04°42'19.5" E a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 61°29'15" and a chord that bears S 26°10'11.5" W a distance of 19.43 feet to a curve to the left which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears S 30°46'51" E a distance of 79.94 feet, thence along the arc of said curve a

distance of 122.44 feet, thence S 28°28'31" E a distance of 33.26 feet, thence N 51°36'33" E a distance of 24.27 feet, thence N 20°59'41" E a distance of 116.15 feet, thence N 01°01'32" E a distance of 68.67 feet to a non-tangent curve to the left which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears N 80°20'29" E a distance of 124.59 feet, thence along the arc of said curve a distance of 125.31 feet, thence N 69°39'25" E a distance of 87.52 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 7°14'00" and a chord that bears N 73°16'25" E a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence departing from the Southerly line of said Point Cove Condominium, N 33°19'43" E a distance of 56.85 feet to a Northerly corner thereof, thence N 44°01'55" W along a Northerly line of said Point Cove Condominium a distance of 111.77 feet to a Northerly corner thereof, thence N 27°12'31" W a distance of 22.38 feet to a meander line of NEPCo Lake, thence N 59°05'39" E along said meander line a distance of 61.12 feet, thence N 43°25'19" E along said meander line a distance of 66.07 feet, thence N 00°01'41" E along said meander line a distance of 16.00 feet to the South line of Lot 1 of Wood County Certified Survey Map number 5274, thence S 89°58'19" E along said South line a distance of 76.36 feet, thence S 44°01'55" E a distance of 155.12 feet, thence S 00°01'41" W a distance of 21.81 feet to a Northerly line of said Point Cove Condominium, thence S 89°58'19" E along said Northerly line a distance of 274.86 feet, thence N 00°43'27" W a distance of 123.30 feet, thence S 89°58'19" E a distance of 322.05 feet, thence S 00°43'27" E a distance of 123.30 feet to a Northerly line of said Point Cove Condominium, thence the following bearings and distances along said Northerly line, N 89°58'19" W a distance of 652.91 feet to a curve to the left which has a radius of 166.00 feet, a delta angle of 42°36'24" and a chord that bears S 68°43'29" W a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet to a curve to the right which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears S 54°12'41" W a distance of 31.69 feet, thence along the arc of said curve a distance of 31.76 feet, thence departing from the Northerly line of said Point Cove Condominium, S 33°19'43" W a distance of 56.85 feet to a Southerly corner thereof and a non-tangent curve to the right which has a radius of 267.00 feet, a delta angle of 70°16'11" and a chord that bears S 13°57'05.5" W a distance of 307.32 feet, thence along the arc of said curve and a Southerly line of said Point Cove Condominium a distance of 327.46 feet to a Southerly corner thereof, thence S 49°05'11" W along said Southerly line a distance of 59.14 feet to a Southerly corner thereof, thence S 40°54'49" E along said Southerly line a distance of 66.00 feet, thence S 49°05'11" W a distance of 159.59 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 47°57'41" and a chord that bears S 73°04'01.5" W a distance of 189.40 feet, thence along the arc of said curve a distance of 195.04 feet to a curve to the left which has a radius of 67.00 feet, a delta angle of 111°52'36" and a chord that bears S 41°06'34" W a distance of 111.01 feet, thence along the arc of said curve a distance of 130.83 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 32°34'08" and a chord that bears S 01°27'20" W a distance of 130.67 feet, thence along the arc of said curve a distance of 132.44 feet to a curve to the right which has a radius of 456.92 feet, a delta angle of 46°14'53" and a chord that bears S 40°51'50.5" W a distance of 358.88 feet, thence along the arc of said curve a distance of 368.82 feet to a curve to the left which has a radius of 92.00 feet, a delta angle of 64°16'52" and a chord that bears S 31°50'51" W a distance of 97.89 feet, thence along the arc of said curve a distance of 103.22 feet to a curve to the right which has a radius of 565.16 feet, a delta angle of 9°07'48" and a chord that bears S 04°16'19" W a distance of 89.96 feet, thence along the arc of said curve a distance of 90.06 feet, thence S 89°58'15" E a distance of 233.86 feet to the POINT OF BEGINNING.

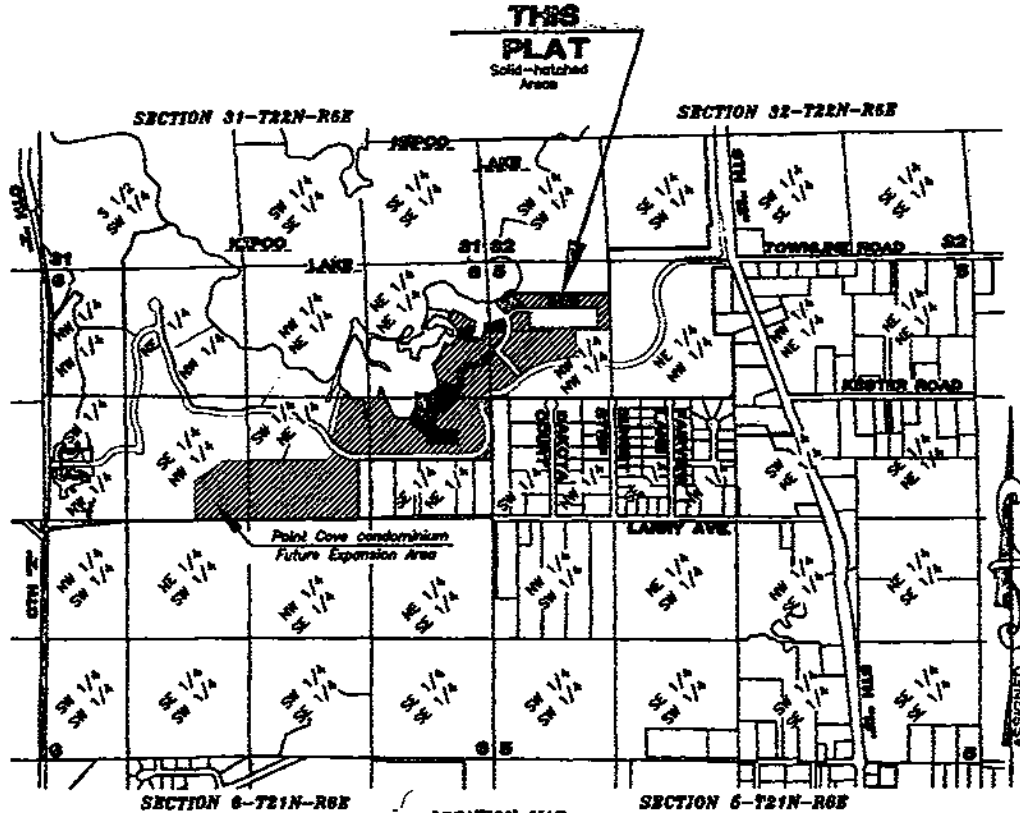
Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Subject to easements, covenants, restrictions and right-of-ways of record.

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07888. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



LOCATION MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, hereby certify that I am a Licensed Land Surveyor authorized to practice this profession in this state; and
 That I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statutes, Wood County Ordinance #701 and the Town of Saratoga Building Code Ordinance No. 03-21-2007A, as amended; and
 That I have surveyed and mapped the property described and shown upon these sheets of these Condominium Plat at the direction of Brad Pawloski for Great Northern Timber Company, LLC, owner; and
 That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and
 That the identification and location of each unit and the common elements can be determined from the plat.

Date: _____
 Christopher J. Renner RLS S-2441

Pawloski Development
 Castle Rock Lake NEPCO Lake
 1025 State St. Ste 4
 Neenah, WI 54956
 920.855.1771

COUNTY OF WOOD:

The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove is and hereby is approved in compliance with the Wood County Shoreland Zoning Ordinance #704 and Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701.

Date: _____
 Plat Review Officer

Volume _____ of Condominium Plats, Page _____

See the City of Saratoga Info
 Field Book, File #, Page #

FORM 88
 Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI 54985-1027

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 100 as Document number 2012R07688.
 Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

Pauloski Development
 Castle Rock Lake NEPCOLake

2012 Survey of the
 Point Cove
 Survey No. 94-88

LEGEND:

- ⊕ - Harrison cast iron monument, found
- ⊖ - Wopace cast iron monument, found
- ▽ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- × - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- - 3/4" round iron rod, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.

() - Recorded as
 Vicinity / Ownership De

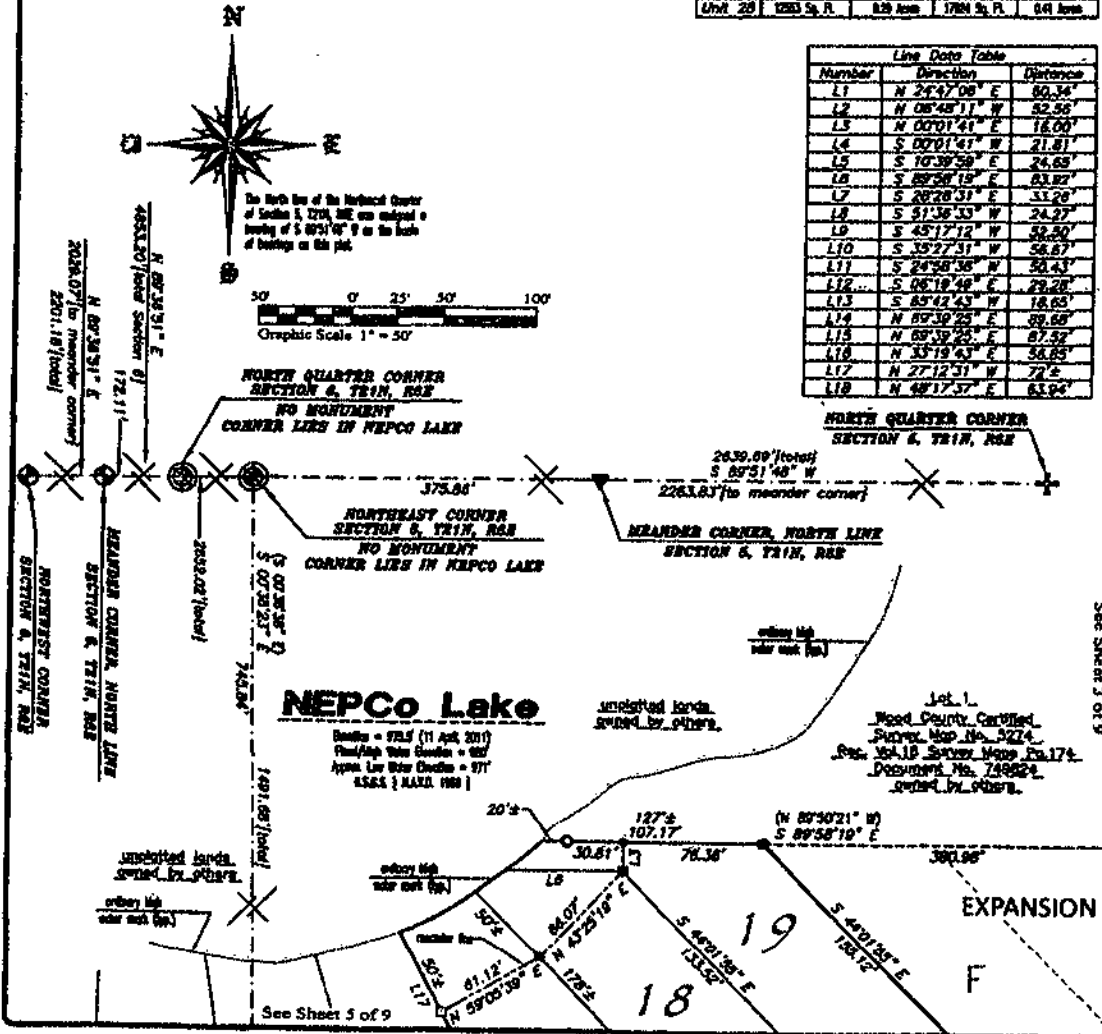
⊔ - Planned Future Unit

14 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

Unit Number	Area to Meander Line	Total Area±
Unit 14	1154 Sq. Ft.	1335 Sq. Ft.
Unit 15	1114 Sq. Ft.	1300 Sq. Ft.
Unit 16		1400 Sq. Ft.
Unit 17	813 Sq. Ft.	1120 Sq. Ft.
Unit 18	840 Sq. Ft.	1170 Sq. Ft.
Unit 19	1205 Sq. Ft.	1354 Sq. Ft.
Unit 20	1021 Sq. Ft.	1176 Sq. Ft.
Unit 21	880 Sq. Ft.	1006 Sq. Ft.
Unit 22	1018 Sq. Ft.	1181 Sq. Ft.
Unit 23	807 Sq. Ft.	1078 Sq. Ft.
Unit 24	888 Sq. Ft.	1100 Sq. Ft.
Unit 25	1051 Sq. Ft.	1180 Sq. Ft.
Unit 26	882 Sq. Ft.	1040 Sq. Ft.
Unit 27	1000 Sq. Ft.	1150 Sq. Ft.
Unit 28	1283 Sq. Ft.	1704 Sq. Ft.

Number	Direction	Distance
L1	N 24°47'06" E	60.34'
L2	N 08°48'11" W	52.56'
L3	N 00°01'41" E	16.00'
L4	S 00°01'41" W	21.81'
L5	S 10°39'58" E	24.68'
L6	S 89°58'18" E	83.87'
L7	S 28°28'31" E	33.28'
L8	S 51°36'33" W	24.27'
L9	S 45°17'12" W	58.80'
L10	S 35°27'31" W	56.87'
L11	S 24°58'36" W	50.43'
L12	S 06°18'48" E	29.28'
L13	S 85°42'43" W	18.65'
L14	N 89°39'25" E	89.68'
L15	N 89°58'28" E	87.97'
L16	N 33°19'43" E	58.65'
L17	N 27°12'51" W	77.2'
L18	N 48°17'57" E	63.90'



Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012807688. Located in the Northeast Quarter of the Northeast Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Tewn of Saratoga, Wood County, Wisconsin.

32' Easement Curve Data Table

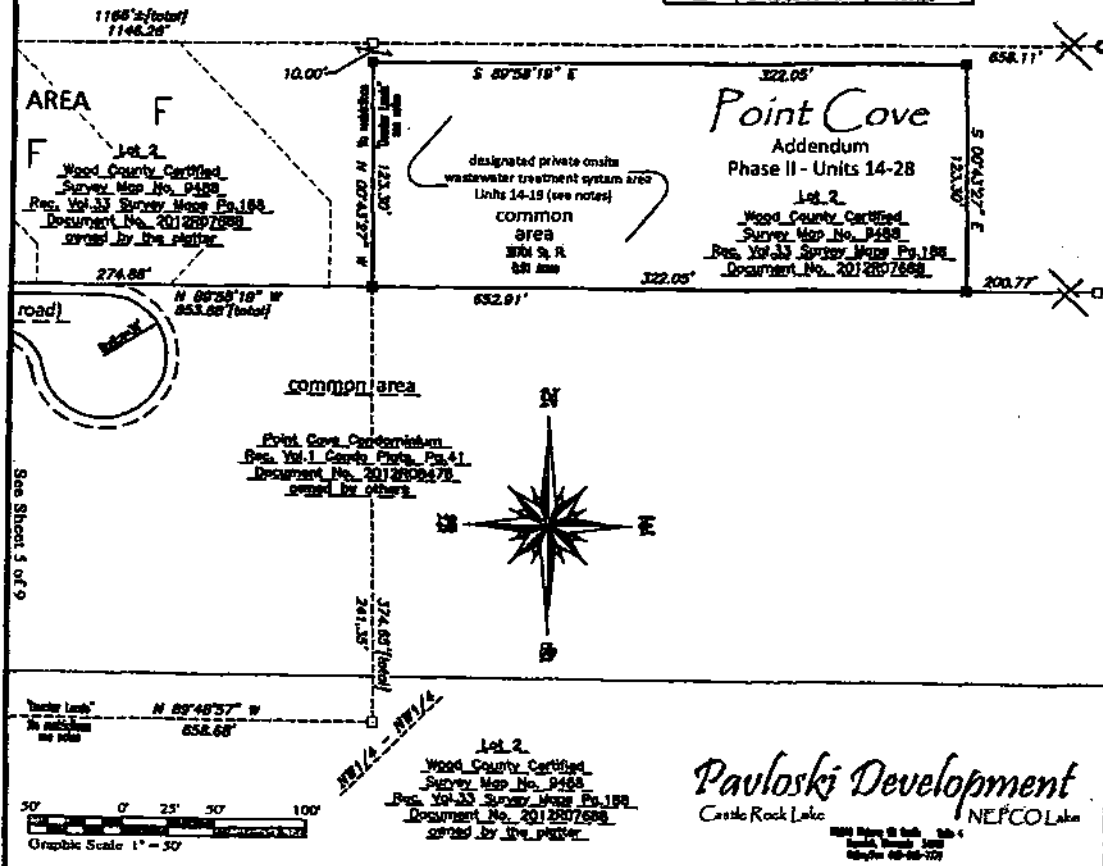
Number	Radius	Data Angle	Chord Bearing	Chord	Length
C1	18.00'	60°32'	S 52°06'27" W	2.00'	2.00'
C2	218.00'	47°37'41"	S 75°04'01.5" W	178.58'	180.81'
C3	184.00'	47°37'41"	S 73°04'01.5" W	148.57'	154.02'
C4	118.00'	111°52'38"	S 41°06'34" W	182.20'	228.50'
C5	84.00'	111°52'38"	S 41°06'34" W	138.18'	164.02'
C6	218.00'	32°34'08"	S 01°27'20" W	121.14'	122.78'
C7	184.00'	32°34'08"	S 01°27'20" W	103.19'	104.98'
C8	407.82'	48°14'53"	S 40°51'50.5" W	320.40'	322.28'
C9	438.82'	48°14'53"	S 40°51'50.5" W	345.53'	358.08'
C10	108.00'	64°18'52"	S 31°50'51" W	115.88'	122.29'
C11	141.00'	64°18'52"	S 31°50'51" W	150.02'	158.19'
C12	518.18'	27°05'47"	S 13°15'18.5" W	241.83'	244.10'
C13	548.18'	27°05'47"	S 13°15'18.5" W	258.83'	268.24'

32' Easement Line Data Table

Number	Direction	Distance
L1	S 48°05'11" W	158.58'
L2	S 48°05'11" W	157.58'

See Sheet 2 of 9

Lot L
Wood County Certified
Survey Map No. 9274
Res. Vol. 19 Survey Maps Pg. 174
Document No. 748824
conced by others



See Sheet 5 of 9

Lot 2
Wood County Certified
Survey Map No. 9488
Res. Vol. 33 Survey Maps Pg. 188
Document No. 2012807688
conced by the plattee

Pavloski Development
Castle Rock Lake
NEPCO Lake
8000 Main St. Suite 4
Castle Rock, WI 53101
608-766-0077

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 5, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Pauloski Development
Castle Rock Lake NEPCO Lake

Point Cove Condominium /
Res. Vol. 1 Condo Plans, Pg. 41
Document No. 2012R0478
owned by others

LEGEND:

- ⊕ - Harrison cast iron monument, found
- ⊙ - Wauzosa cast iron monument, found
- ▽ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- × - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- - 3/4" round iron rod, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lined ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lined ft.

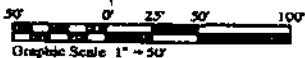
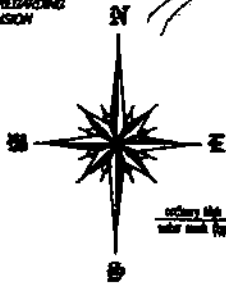
() - Recorded as
Vacuum / Ownership to

F - Planned Future Unit
14 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

NEPCO Lake

Section = 65LS (11 April 2011)
Prod/High Water Elevation = 807'
Approx. Low Water Elevation = 801'
USGS | NADA 1981



Lot 3
Wood County Certified
Survey Map No. 9528
Res. Vol. 34 Survey Maps Pg. 28
Document No. 2012R11202
owned by the plattee

island

EXPANSION AREA

NY equipment located
in this area
and all other
within this plat
see notes

Lot 3
Wood County Certified
Survey Map No. 9488
Res. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plattee

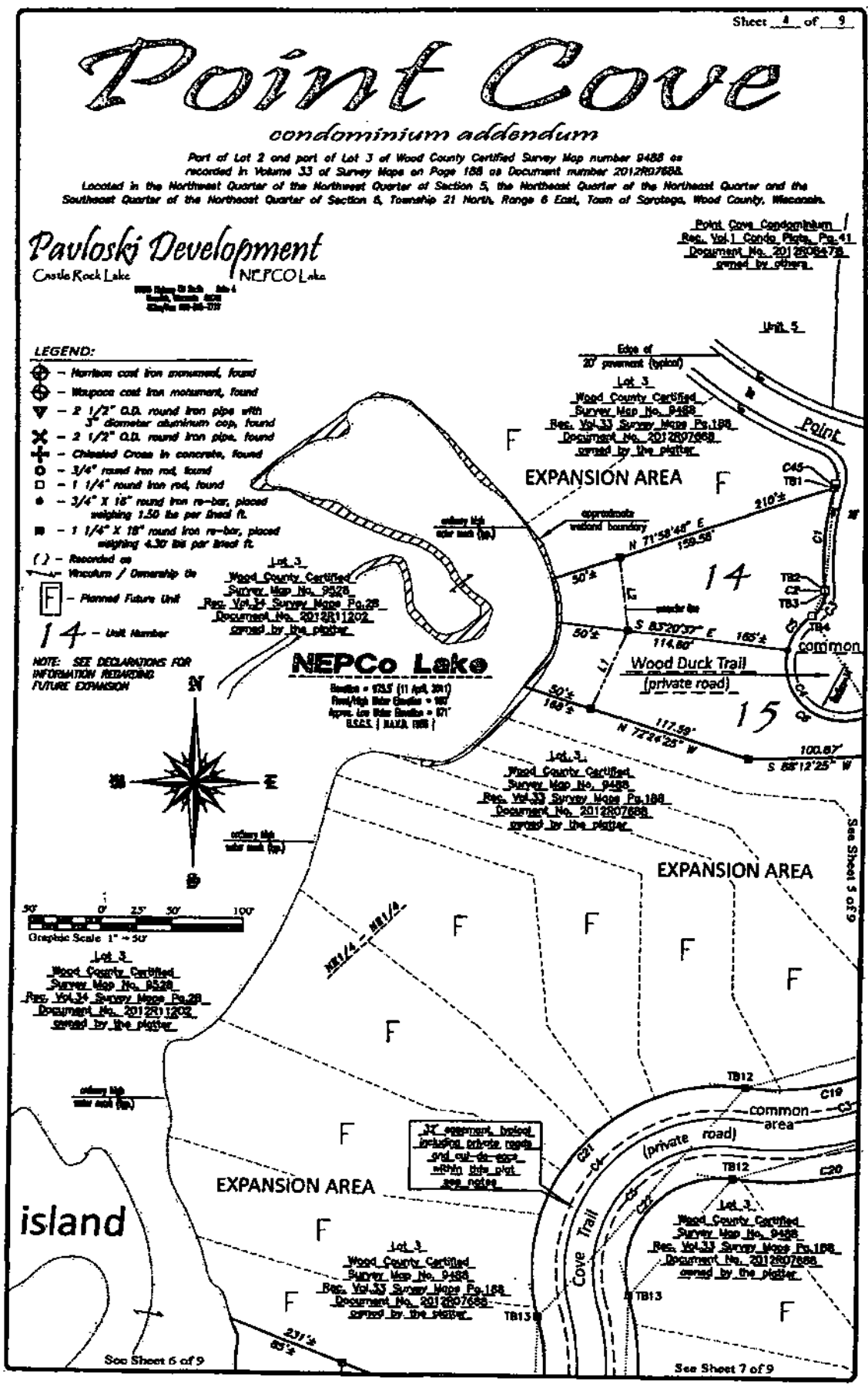
EXPANSION AREA

Lot 3
Wood County Certified
Survey Map No. 9488
Res. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plattee

Lot 3
Wood County Certified
Survey Map No. 9488
Res. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plattee

EXPANSION AREA

Lot 3
Wood County Certified
Survey Map No. 9488
Res. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plattee



See Sheet 5 of 9

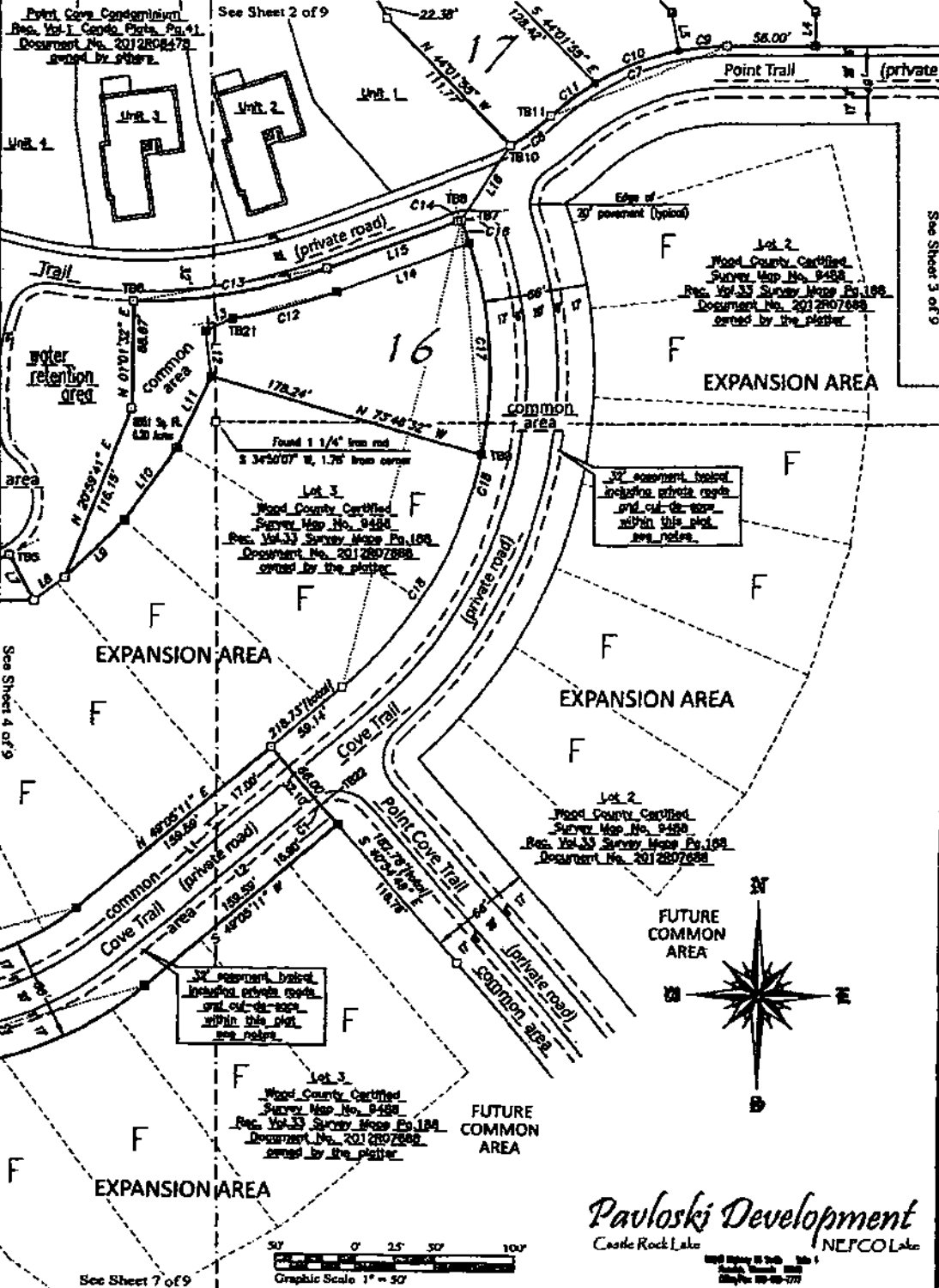
See Sheet 7 of 9

See Sheet 5 of 9

Point Cove

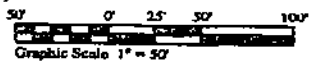
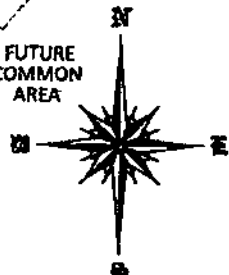
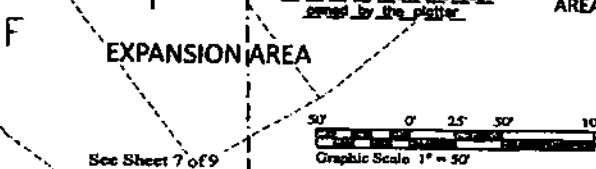
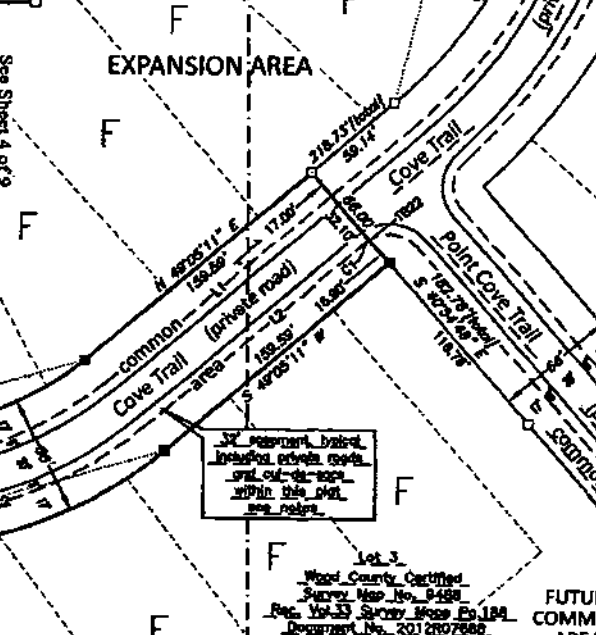
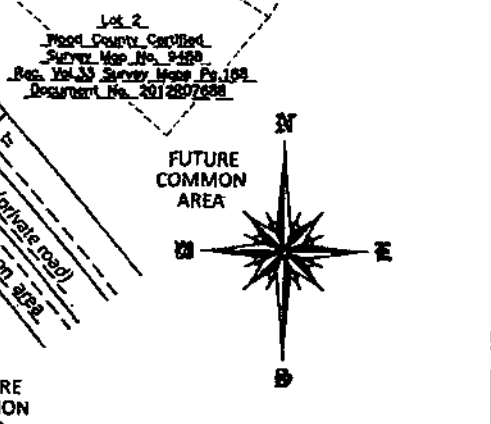
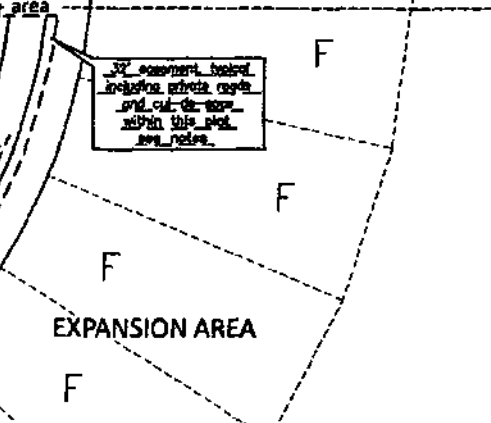
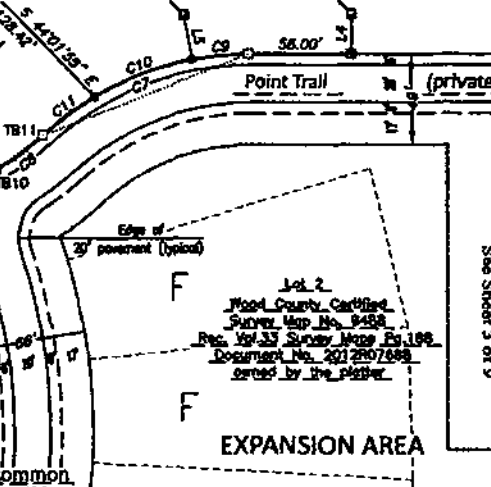
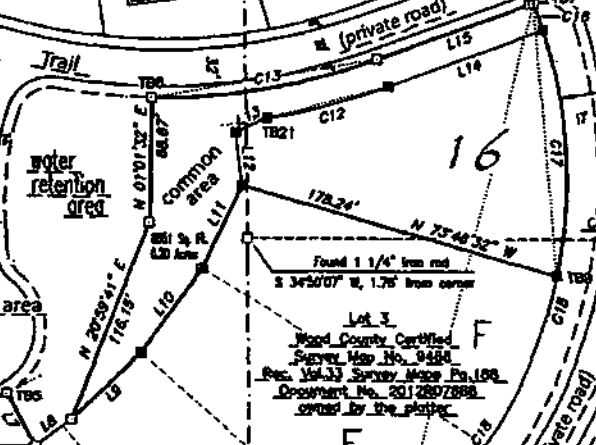
condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012807888. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



Point Cove Condominium
Rec. Vol. 33 Survey Maps Pg. 41
Document No. 2012807888
created by the plattee

See Sheet 2 of 9



Pauloski Development
Castle Rock Lake
NEPCOLake

See Sheet 7 of 9

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 186 as Document number 2012R07888. Located in the Northeast Quarter of the Northeast Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 5, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 4 of 9

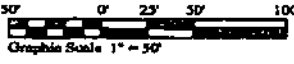
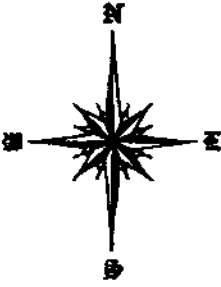
Point Cove
 Addendum
 Phase II - Units 14-28

341540 sq. ft
 7.84 Acres
 {to meander line}

400594± sq. ft
 9.20± Acres
 {total}

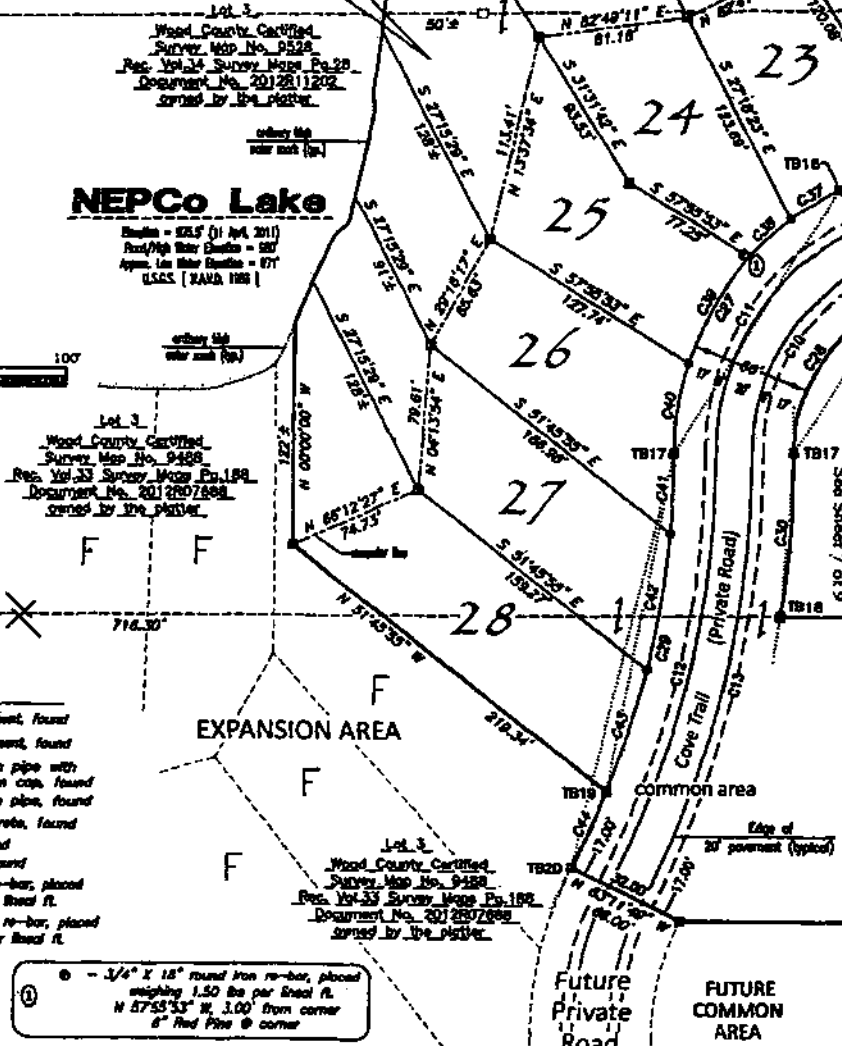
NEPCo Lake

Depth - 97.5' (11 Apr. 2011)
 Peak High Water Elevation - 887'
 Approx. Low Water Elevation - 877'
 USGS (DAVID HBS)



NEPCo Lake

Depth - 82.5' (11 Apr. 2011)
 Peak High Water Elevation - 887'
 Approx. Low Water Elevation - 877'
 USGS (DAVID HBS)



LEGEND:

- ⊕ - Horizontal cast iron manhole, found
- ⊙ - Mutton cast iron manhole, found
- ▽ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- × - 2 1/2" O.D. round iron pipe, found
- ⊕ - Channel Cross in concrete, found
- ⊕ - 3/4" round iron rod, found
- ⊕ - 1 1/4" round iron rod, found
- ⊕ - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- ⊕ - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () - Recorded as Mischief / Ownership to
- F - Planned Future Unit
- 14 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE CONVERSION

Pavloski Development
 Castle Rock Lake NEPCo Lake

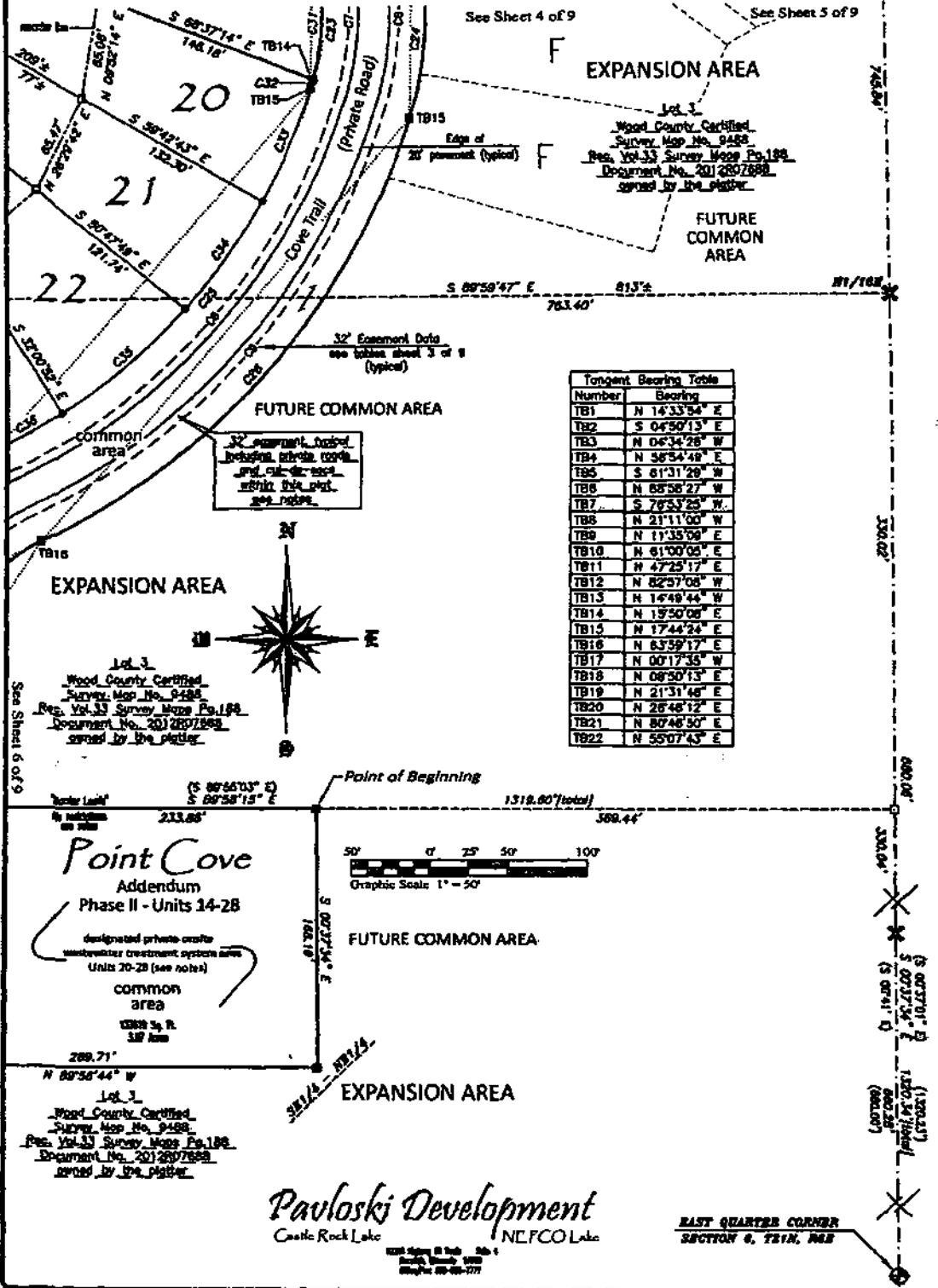
© 2012 Survey of the State of Wisconsin
 State of Wisconsin
 Department of Transportation

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number P488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.

Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 6 East, Town of Sorstoga, Wood County, Wisconsin.



Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688.
 Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 5, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION - Phase II, Units 14-28

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 5, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 2639.89 feet to the Northwest corner of said Section 5, thence S 00°39'23" E along the West line of the Northwest Quarter of the Northwest Quarter of said Section 5 a distance of 1491.68 feet to the Southwest corner thereof, thence S 00°37'34" E along the West line of the Southwest Quarter of the Northwest Quarter of said Section 5 a distance of 330.02 feet, thence N 88°58'15" W a distance of 369.44 feet to the POINT OF BEGINNING, thence S 00°37'34" E a distance of 188.19 feet, thence N 89°58'44" W a distance of 289.71 feet, thence N 83°11'49" W a distance of 66.00 feet to a non-tangent curve to the left which has a radius of 498.16 feet, a delta angle of 5°16'28" and a chord that bears N 24°09'58" E a distance of 45.83 feet, thence along the arc of said curve a distance of 45.83 feet, thence N 51°45'55" W a distance of 218.34 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 68°12'27" E a distance of 74.73 feet, thence N 04°13'34" E a distance of 79.81 feet, thence N 29°18'17" E a distance of 65.63 feet, thence N 13°37'34" E a distance of 113.41 feet, thence N 82°46'11" E a distance of 81.18 feet, thence N 82°41'00" E a distance of 68.05 feet, thence N 48°17'37" E a distance of 63.94 feet, thence N 26°29'42" E a distance of 63.47 feet, thence N 09°32'14" E a distance of 63.06 feet, thence departing from said meander line, S 89°37'14" E a distance of 146.18 feet to a non-tangent curve to the left which has a radius of 167.00 feet, a delta angle of 30°38'52" and a chord that bears N 00°30'12" E a distance of 88.31 feet, thence along the arc of said curve a distance of 88.31 feet to a curve to the right which has a radius of 133.00 feet, a delta angle of 111°52'58" and a chord that bears N 41°08'34" E a distance of 220.38 feet, thence along the arc of said curve a distance of 220.38 feet to a curve to the left which has a radius of 167.00 feet, a delta angle of 47°57'41" and a chord that bears N 73°04'01.5" E a distance of 136.75 feet, thence along the arc of said curve a distance of 139.79 feet to an extension of a Westery line of Point Cove Condominium, thence N 48°05'11" E along said Westery line and an extension thereof a distance of 218.73 feet to a Westery corner thereof and a curve to the left which has a radius of 267.00 feet, a delta angle of 37°30'02" and a chord that bears N 30°20'10" E a distance of 171.68 feet, thence along the arc of said curve and said Westery line a distance of 174.78 feet, thence N 73°49'32" W a distance of 178.24 feet, thence S 24°58'36" W a distance of 50.43 feet, thence S 35°27'31" W a distance of 58.87 feet, thence S 45°17'12" W a distance of 52.50 feet to a Southerly corner of said Point Cove Condominium, thence S 51°36'33" W along a Southerly line of said Point Cove Condominium a distance of 24.27 feet to a Southerly corner thereof, thence S 88°12'29" W a distance of 100.87 feet, thence N 72°24'25" W a distance of 117.58 feet to a meander line of NEPCo Lake, thence N 24°47'06" E along said meander line a distance of 80.34 feet, thence N 06°48'11" W along said meander line a distance of 52.56 feet, thence N 71°58'48" E a distance of 158.58 feet to a Southerly line of Point Cove Condominium and a non-tangent curve to the left which has a radius of 216.00 feet, a delta angle of 19°24'07" and a chord that bears S 04°51'50.5" W a distance of 72.79 feet, thence the following bearings and distances along said Point Cove Condominium and the arc of said curve a distance of 73.14 feet to a curve to the right which has a radius of 184.00 feet, a delta angle of 0°15'47" and a chord that bears S 04°42'18.5" E a distance of 0.84 feet, thence along the arc of said curve a distance of 0.84 feet to a curve to the right which has a radius of 18.00 feet, a delta angle of 81°29'15" and a chord that bears S 26°10'11.5" W a distance of 18.43 feet to a curve to the left which has a radius of 40.00 feet, a delta angle of 175°23'20" and a chord that bears S 30°46'51" E a distance of 78.94 feet, thence along the arc of said curve a distance of 122.44 feet, thence S 28°28'31" E a distance of 33.28 feet, thence N 51°38'33" E a distance of 24.27 feet, thence N 20°59'41" E a distance of 118.15 feet, thence N 01°01'32" E a distance of 68.67 feet to a non-tangent curve to the left which has a radius of 336.00 feet, a delta angle of 21°22'08" and a chord that bears N 80°20'29" E a distance of 124.59 feet, thence along the arc of said curve a distance of 123.31 feet, thence N 89°38'25" E a distance of 87.52 feet to a curve to the right which has a radius of 18.00 feet, a delta angle of 7°14'00" and a chord that bears N 73°16'25" E a distance of 2.40 feet, thence along the arc of said curve a distance of 2.40 feet, thence departing from the Southerly line of said Point Cove Condominium, N 33°19'43" E a distance of 56.85 feet to a Northerly corner thereof, thence N 44°01'55" W along a Northerly line of said Point Cove Condominium a distance of 111.77 feet to a Northerly corner thereof, thence N 27°12'31" W a distance of 22.38 feet to a meander line of NEPCo Lake, thence N 59°06'39" E along said meander line a distance of 61.12 feet, thence N 43°25'19" E along said meander line a distance of 68.07 feet, thence N 00°01'41" E along said meander line a distance of 16.00 feet to the South line of Lot 1 of Wood County Certified Survey Map number 5274, thence S 89°58'18" E along said South line a distance of 78.36 feet, thence S 44°01'55" E a distance of 155.12 feet, thence S 00°01'41" W a distance of 21.81 feet to a Northerly line of said Point Cove Condominium, thence S 89°58'19" E along said Northerly line a distance of 274.88 feet, thence N 00°43'27" W a distance of 123.30 feet, thence S 89°58'19" E a distance of 322.05 feet, thence S 00°43'27" E a distance of 123.30 feet to a Northerly line of said Point Cove Condominium, thence the following bearings and distances along said Northerly line, N 89°58'19" W a distance of 652.91 feet to a curve to the left which has a radius of 186.00 feet, a delta angle of 42°34'24" and a chord that bears S 89°43'29" W a distance of 120.62 feet, thence along the arc of said curve a distance of 123.44 feet to a curve to the right which has a radius of 134.00 feet, a delta angle of 13°34'48" and a chord that bears S 54°12'41" W a distance of 31.68 feet, thence along the arc of said curve a distance of 31.78 feet, thence departing from the Northerly line of said Point Cove Condominium, S 33°18'43" W a distance of 58.85 feet to a Southerly corner thereof and a non-tangent curve to the right which has a radius of 267.00 feet, a delta angle of 70°18'11" and a chord that bears S 13°37'05.5" W a distance of 307.32 feet, thence along the arc of said curve and a Southerly line of said Point Cove Condominium a distance of 327.46 feet to a Southerly corner thereof, thence S 48°05'11" W along said Southerly line a distance of 59.14 feet to a Southerly corner thereof, thence S 40°54'49" E along said Southerly line a distance of 66.00 feet, thence S 48°05'11" W a distance of 159.59 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 47°57'41" and a chord that bears S 73°04'01.5" W a distance of 189.40 feet, thence along the arc of said curve a distance of 195.04 feet to a curve to the left which has a radius of 67.00 feet, a delta angle of 111°32'58" and a chord that bears S 41°08'34" W a distance of 111.01 feet, thence along the arc of said curve a distance of 130.83 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 32°34'08" and a chord that bears S 01°27'20" W a distance of 130.67 feet, thence along the arc of said curve a distance of 132.44 feet to a curve to the right which has a radius of 456.82 feet, a delta angle of 48°14'23" and a chord that bears S 40°51'50.5" W a distance of 358.86 feet, thence along the arc of said curve a distance of 368.82 feet to a curve to the left which has a radius of 92.00 feet, a delta angle of 84°18'52" and a chord that bears S 31°50'51" W a distance of 97.69 feet, thence along the arc of said curve a distance of 103.22 feet to a curve to the right which has a radius of 563.16 feet, a delta angle of 9°07'48" and a chord that bears S 04°16'19" W a distance of 89.98 feet, thence along the arc of said curve a distance of 90.08 feet, thence S 89°58'15" E a distance of 233.88 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake. Subject to easements, covenants, restrictions and right-of-ways of record.

Pauloski Development
 Castle Rock Lake NEPCo Lake

1888 Spring St. Ste. 1
 Castle Rock, WI 53009
 (262) 798-7772

Point Cove

condominium addendum

Part of Lot 2 and part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R0788B.
 Located in the Northeast Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	218.00'	19°24'07"	S 04°51'50.5" W	72.78'	73.14'
C2	184.00'	0°15'47"	S 04°42'18.5" E	0.84'	0.84'
C3	18.00'	81°28'13"	S 26°10'11.5" W	15.63'	20.39'
C4	40.00'	175°21'20"	S 30°46'51" E	78.84'	122.44'
C5	40.00'	43°11'43"	S 35°18'58" W	28.45'	30.16'
C6	40.00'	132°11'38"	S 52°22'42" E	73.14'	92.28'
C7	166.00'	42°34'24"	S 68°43'29" W	120.62'	123.44'
C8	134.00'	15°34'46"	S 54°12'41" W	31.69'	31.76'
C9	166.00'	10°41'40"	S 84°40'51" W	30.84'	30.85'
C10	166.00'	18°49'49"	S 89°23'08.5" W	57.17'	57.48'
C11	166.00'	17°04'58"	S 83°27'44.5" W	34.94'	35.00'
C12	352.00'	11°07'25"	N 75°13'07.5" E	68.27'	68.34'
C13	358.00'	21°22'08"	N 80°20'29" E	124.59'	125.31'
C14	18.00'	7°14'00"	N 73°18'24" E	2.40'	2.40'
C15	267.00'	70°18'11"	S 15°57'05.5" W	307.32'	327.48'
C16	267.00'	3°44'07"	N 16°28'36.5" W	15.85'	15.85'
C17	267.00'	29°22'02"	N 03°05'52" W	135.39'	136.85'
C18	267.00'	37°30'02"	N 30°20'10" E	171.65'	174.76'
C19	162.00'	47°37'41"	N 73°04'01.5" E	135.75'	139.79'
C20	233.00'	47°57'41"	S 73°04'01.5" W	189.40'	195.04'
C21	133.00'	111°32'38"	N 41°08'34" E	220.36'	238.70'
C22	87.00'	111°32'38"	S 41°08'34" W	111.01'	130.85'
C23	182.00'	32°34'08"	N 01°27'20" E	93.88'	94.87'
C24	233.00'	32°34'08"	S 01°27'20" W	130.87'	132.44'
C25	390.82'	46°14'33"	N 40°51'50.5" E	307.08'	315.54'
C26	458.92'	46°14'33"	S 40°51'50.5" W	358.88'	368.82'
C27	158.00'	64°16'32"	N 31°50'51" E	168.11'	177.26'
C28	82.00'	64°16'32"	S 31°50'51" W	87.69'	103.22'
C29	498.18'	27°05'47"	N 13°15'18.5" E	233.67'	236.08'
C30	568.18'	9°07'48"	S 04°16'19" W	88.88'	90.06'
C31	167.00'	30°39'52"	N 00°30'12" E	88.31'	89.30'
C32	167.00'	1°34'18"	N 18°47'18" E	5.45'	5.40'
C33	390.82'	11°13'49"	N 23°31'18.5" E	78.78'	78.90'
C34	390.82'	12°24'54"	N 35°30'40" E	84.54'	84.70'
C35	390.82'	15°12'02"	N 49°18'08" E	103.41'	103.71'
C36	390.82'	7°04'08"	N 80°27'13" E	48.20'	48.23'
C37	158.00'	10°49'52"	N 58°54'21" E	29.82'	29.87'
C38	158.00'	11°16'46"	N 47°31'02" E	31.05'	31.10'
C39	158.00'	24°07'48"	N 29°48'45" E	88.08'	88.84'
C40	158.00'	18°02'26"	N 08°43'38" E	48.54'	49.75'
C41	498.18'	5°01'50"	N 02°15'20" E	43.81'	43.83'
C42	498.18'	5°41'00"	N 09°04'45" E	75.58'	75.64'
C43	498.18'	8°08'31"	N 17°28'30.5" E	70.58'	70.64'
C44	498.18'	5°18'28"	N 24°09'59" E	45.83'	45.85'
C45	218.00'	0°49'18"	N 14°58'53" E	3.10'	3.10'

NOTES:

Point Cove Condominium is subject to a "Waiver of Claims Agreement" recorded as Document No. 2011R03183 and a Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 allow for no on site septic systems, holding tanks only, - shown as "Dormer Lots".

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as Document number 2012R08007 and an Amended and Restated Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as Document number 2012R11083.

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:
 Declaration - Document number 2012R08477
 Condominium Plan - Document number 2012R08478
 First Amendment - Document number 2012R08832

Utility Easement, underground and overhead, typically 32 feet in width, recorded as Document number 2012R0788B to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Salurus Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

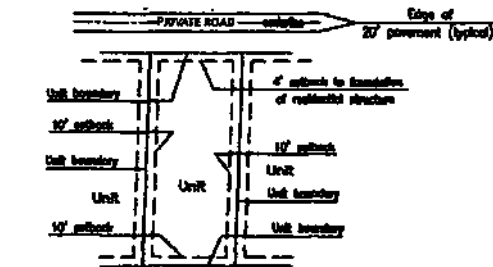
The Declarant and its affiliates, and their successors and assigns, hereby reserve a permanent easement over and across all private roads and access ways within Point Cove Condominium for the benefit of other lands owned or acquired by the Declarant, its affiliates, and their successors and assigns. See Declarations for more information.

The designated private onsite wastewater treatment system area for Units 14-19 will also be serving seven additional future units for a total of thirteen units.

The designated private onsite wastewater treatment system area for Units 20-28 will also be serving four additional future units for a total of thirteen units.

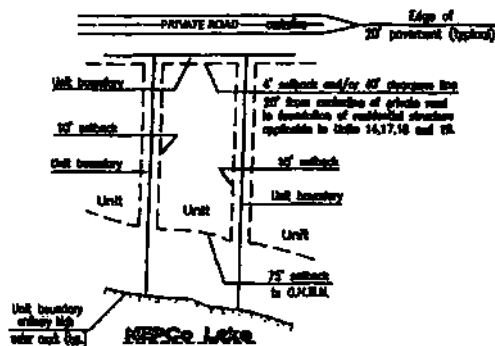
Units 17, 18, 19 and the common area that is the designated private onsite wastewater treatment system area for units 14-19 are part of Lot 2 of Wood County Certified Survey Map number 9488. All remaining areas are part of Lot 3 of Wood County Certified Survey Map number 9488.

**RESIDENTIAL STRUCTURE
 TYPICAL BUILDING ENVELOPES AND SETBACKS
 NOT TO SCALE**



The building setbacks, as shown hereon are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.

**RESIDENTIAL STRUCTURE
 TYPICAL BUILDING ENVELOPES AND SETBACKS
 NOT TO SCALE**



The building setbacks, as shown hereon are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.

Pauloski Development
 Cashe Rock Lake NEPCO Lake

2012 R08007 2012 R08477 2012 R08832

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, GREAT NORTHERN TIMBER, LLC, currently owns Units 14, 15, 16, 17, 21, 22, 23 and 28 in Point Cove, and hereby gives its consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

GREAT NORTHERN TIMBER, LLC

Date: October 30, 2013

By:




Brad Pavloski, Member

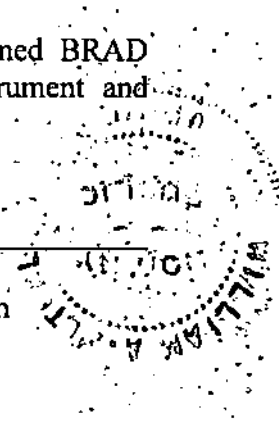
ACKNOWLEDGMENT

STATE OF WISCONSIN)
 ss.
WOOD COUNTY)

Personally came before me, this 30th day of October, 2013, the above-named BRAD PAVLOSKI, to me known to be the person who executed the foregoing instrument and acknowledged the same.



William A. Metcalf
Notary Public, State of Wisconsin
My commission is permanent



CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

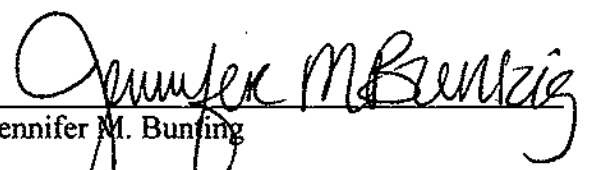
The undersigned, SCOTT A. BUNTING and JENNIFER M. BUNTING, currently own Unit 1 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2-15-2014



Scott A. Bunting

Date: 2-15-14



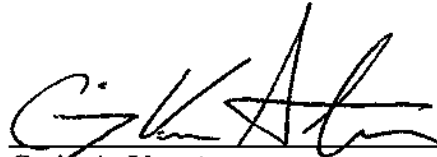
Jennifer M. Bunting

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**


The undersigned, CRAIG A. VAN ASTEN and ERIN M. VAN ASTEN, currently own Unit 4 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2/16/14



Craig A. Van Asten

Date: 2/16/14



Erin M. Van Asten

CONSENT OF LENDER

The undersigned, NEKOOSA PORT EDWARDS STATE BANK, who currently has a real estate mortgage lien on Unit 4 in Point Cove Condominium, hereby approves of the consent set forth above to merge Units 18 and 19 into one (1) unit.

NEKOOSA PORT EDWARDS STATE BANK

By: 

* ROBB N. SIGLER

Title: PRESIDENT

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, JOHN A. RITCHAY, JR. and MARY E. RITCHAY, currently own Unit 7 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2/18/2014



John A. Ritchay, Jr.

Date: 2/18/2014



Mary E. Ritchay

CONSENT OF LENDER

The undersigned, NEKOOSA PORT EDWARDS STATE BANK, who currently has a real estate mortgage lien on Unit 7 in Point Cove Condominium, hereby approves of the consent set forth above to merge Units 18 and 19 into one (1) unit.

NEKOOSA PORT EDWARDS STATE BANK

By: 

* ROBB N. SIGLER

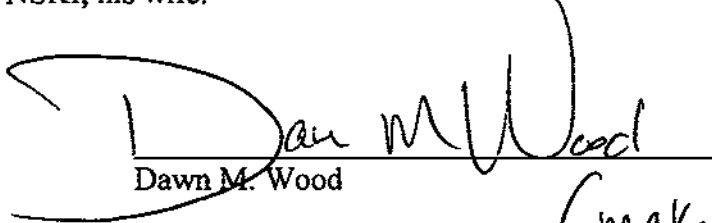
Title: PRESIDENT

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

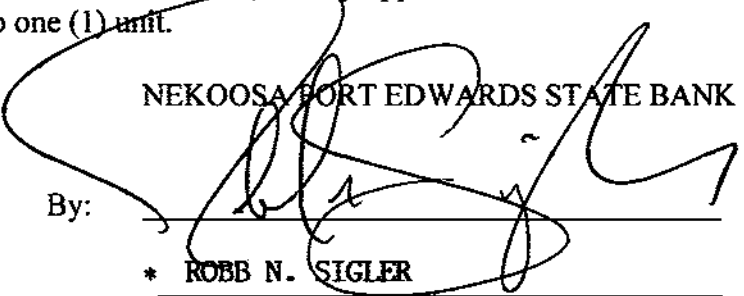
The undersigned, DAWN M. WOOD, currently owns Unit 8 in Point Cove, and hereby gives her consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2/15/14


Dawn M. Wood
(mckee)

CONSENT OF LENDER

The undersigned, NEKOOSA PORT EDWARDS STATE BANK, who currently has a real estate mortgage lien on Unit 8 in Point Cove Condominium, hereby approves of the consent set forth above to merge Units 18 and 19 into one (1) unit.

NEKOOSA PORT EDWARDS STATE BANK

By: _____
* ROBB N. SIGLER

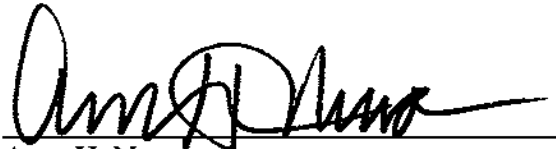
Title: PRESIDENT

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, ARNE H. NESSA and FAYE E. NESSA, currently own Unit 10 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2-9-14



Arne H. Nessa

Date: 2-9-14




Faye E. Nessa

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, JEFFREY J. KROPP and ANN T. KROPP, currently own Unit 11 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2-17-14


Jeffrey J. Kropp

Date: 2/17-14

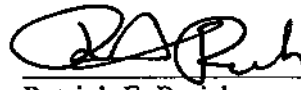

Ann T. Kropp

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, PATRICK F. PARISH and SHARON M. PARISH, currently own Unit 12 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2/18/14



Patrick F. Parish

Date: 2/18/14



Sharon M. Parish

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, INGVAR G. ARNESON and JANET L. ARNESON, as Trustees of the INGVAR G. AND JANET L. ARNESON REVOCABLE TRUST DATED OCTOBER 13, 1999, currently own Unit 13 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

INGVAR G. AND JANET L. ARNESON
REVOCABLE TRUST DATED 10/13/99

Date: 2-16-14

By: *Ingvar G. Arneson "OLE"*
Ingvar G. Arneson, Trustee

Date: 2-16-14

By: *JANET L. ARNESON*
Janet L. Arneson, Trustee
INGVAR ARNESON PIO.

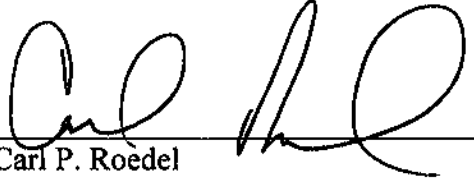
*I UNDERSTAND THERE WILL BE ONE
UNIT ON THIS LOT. VERY GOOD MOVE
HOPE YOU WILL ENJOY YOUR NEW
HOME AS MUCH AS I AM LOOKING
FORWARD TO BUILDING MY NEW HOME
STARTING END OF MARCH 2014? IF
FROST IS OUT OF GROUND. ~~WE~~ LOOKING
FORWARD TO MEETING YOU BOTH SOME
TIME "OLE"*

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**


The undersigned, CARL P. ROEDEL and STEFANIE ROEDEL, currently own Unit 17 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2-18-14



Carl P. Roedel

Date: 2-18-14



Stefanie Roedel

CONSENT TO MERGE UNITS

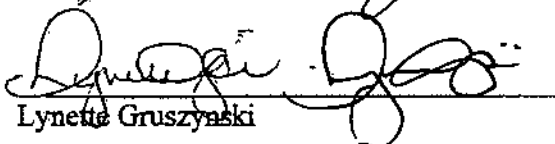
**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, currently own Units 18 and 19 in Point Cove, and hereby give their consent to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by the undersigned.

Date: 3/31/14 3/31/14


Jason Gruszynski

Date: 3/31/14 3/31/14


Lynette Gruszynski

CONSENT OF LENDER

The undersigned, WOOD TRUST BANK, who currently has a real estate mortgage lien on Units 18 and 19 in Point Cove Condominium, hereby approves of the consent set forth above to merge Units 18 and 19 into one (1) unit.

WOOD TRUST BANK

By: 

* Jerry A. Mayers


Title: Vice President

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

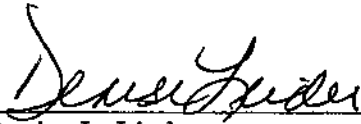
The undersigned, DANIEL R. LIEDER, DENISE L. LIEDER, THOMAS J. TRAYNOR, and KATHERINE L. TRAYNOR, currently own Unit 20 in Point Cove, and hereby give their consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

Date: 2-21-14




Daniel R. Lieder

Date: 2/21/14




Denise L. Lieder

Date: 2/21/2014



Thomas J. Traynor

Date: 2/21/14



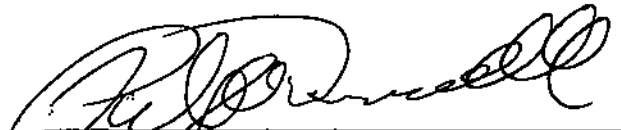
Katherine L. Traynor

CONSENT TO MERGE UNITS

**Re: Point Cove Condominium
Town of Saratoga, Wood County, Wisconsin**

The undersigned, PAUL J. O'DONNELL, currently owns Unit 24 in Point Cove, and hereby gives his consent for JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI to merge Units 18 and 19 into one (1) unit. Units 18 and 19 are adjoining Units both owned by JASON GRUSZYNSKI and LYNETTE GRUSZYNSKI, his wife.

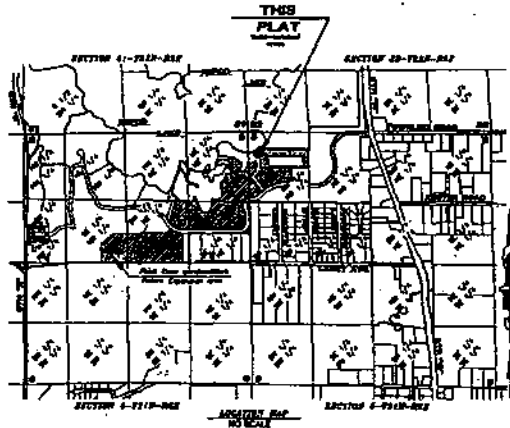
Date: 2/26/14



Paul J. O'Donnell

Point Cove Condominium Addendum # 2

BEING ALL OF UNITS 18 & 19 OF POINT COVE CONDOMINIUM ADDENDUM, ALSO BEING PART OF LOT 2 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 9488, LOCATED IN PART OF THE NW 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, REGISTERED LAND SURVEYOR, hereby certify:

That I have surveyed and mapped this survey being all of Units 18 & 19 of Point Cove Condominium Addendum, also being part of Lot 2 of Wood County Certified Survey Map No. 9488, located in part of the NW 1/4 NW 1/4 of Section 5, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, subject to right-of-ways, easements, restrictions and reservations of record.

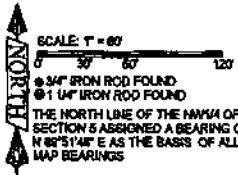
That I have made such survey at the direction of
JASON GRUSZYNSKI
 3441 9TH ST. SO.
 WISCONSIN RAPIDS, WI 54494

That I have complied fully with the provisions of Chapter 703.13 (f) Wisconsin Statutes and the Wood County Ordinance #701 and the Town of Saratoga Building Code Ordinance, as amended. That such map is a true and correct representation of the lands surveyed and the condominium described to the best of my knowledge and belief.

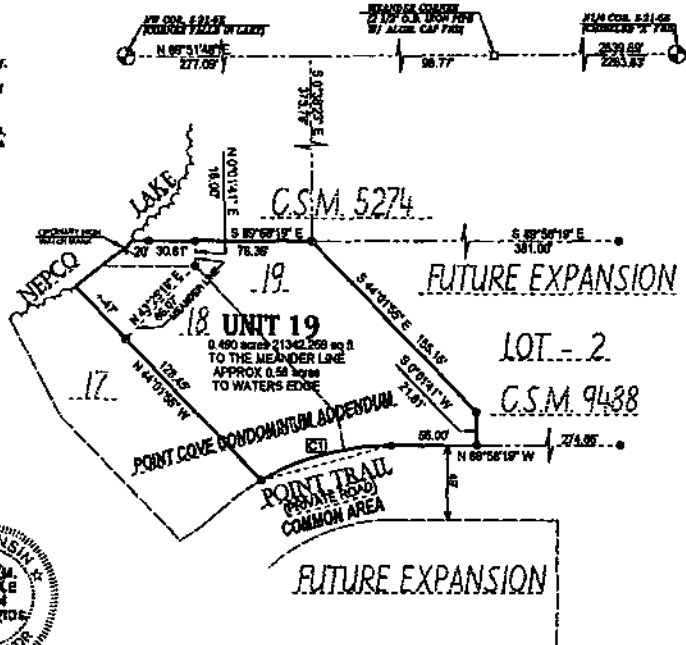
Kevin M. Whipple 4/24/24
 KEVIN M. WHIPPLE R.L.S. 2044
 Drafted By: KEVIN WHIPPLE

NOTE: THIS SURVEY INTENDED TO INCLUDE THOSE LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF NEPICO LAKE.

RI	Upln	Radius	Arc Length	Chord	Ch. Bear
1	10	20.00	3.14	19.92	N 74° 33' 17" E



STATE OF WISCONSIN
 COUNTY OF WOOD
 This map is approved in accordance with the Wood County Land Subdivision Ordinance.
 Approved this 28th day of April, 2024.
Jason Gruszynski
 WOOD COUNTY PLANNING AGENCY
 PLAT REVIEW OFFICER



BADGER - LAND SURVEY, LLC
 206 WEST GRAND AVE.
 WISCONSIN RAPIDS, WI 54494
 PHONE: (715) 424-3900
 FAX: (715) 424-3901
 E-MAIL: badgersurvey@badgerland.com
 www.badgerlandsurvey.com
 WISCONSIN REGISTERED LAND SURVEYORS
 Map No. 9488, 2nd Edition, 2024
 Surveyed from 2024 to 2024

CONDOMINIUM PLAT

VOLUME OF CONDOMINIUM PLATS, PAGE
 PREPARED FOR:
JASON GRUSZYNSKI
 3441 9TH ST. SO.
 WISCONSIN RAPIDS, WI 54494
 DRAFTED BY: KW
 DATE: 01/23

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

FOURTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM
TOWN OF SARATOGA, WOOD COUNTY,
WISCONSIN



Document Number

Title of Document

2014R04552

SUSAN E. GINTER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON

06/23/2014 11:25AM
REC FEE: 30.00
EXEMPT #: N/A

Pages: 17

Name and Return Address:

Pavloski Development LLC
N9246 Highway 80 South
Suite #4
Necedah, WI. 54646

(Parcel Identification Number)

30.00P

**FOURTH AMENDMENT TO CONDOMINIUM DECLARATION
OF
POINT COVE CONDOMINIUM**

THIS FOURTH AMENDMENT TO CONDOMINIUM DECLARATION of "Point Cove Condominium" ("Amendment") is made this 20th day of June, 2014 pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 8 of the Declaration.

WITNESSETH:

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947 (collectively, the "Declaration"); and

WHEREAS, Great Northern Timber Company, LLC, is the Declarant under the terms of the Declaration and is the owner of the property described on Exhibit A attached hereto, and desires to add said property (the "Expansion Property") to the Condominium under the condition that the Declarant shall continue to own the Units located therein until such time as the Declarant sells such Units to third parties in Declarant's sole discretion; and

WHEREAS, pursuant to Chapter 703 and Section 8 of the Declaration, the Declarant agrees to add the Expansion Property to the Condominium all under the terms as described below.

NOW, THEREFORE, in consideration of the terms and conditions hereof, the parties hereto agree to amend the Declaration under the terms hereof as follows:

1. STATEMENT OF DECLARATION.

The purpose of this Amendment is to expand the Condominium by adding such additional land as described on Exhibit A to the condominium form of ownership as part of Point Cove Condominium as provided below.

The Declarant hereby declares that it is the owner of the real property described on Exhibit A and as shown on Addendum #3 to the Condominium Plat of Point Cove Condominium attached hereto as Exhibit B, which are submitted to the condominium form of ownership as part of Point Cove Condominium as provided for in the Declaration, and which

Expansion Property shall be conveyed, devised, leased, encumbered, used, improved and in all respects subject to the provisions, terms, conditions, covenants, restrictions, easements of the Declaration. All provisions hereof and the Declaration shall be deemed to run with the land described herein and shall constitute benefits and burdens to the Declarant, its successors, assigns, and to all parties hereafter having an interest in the Expansion Property.

2. PROPERTY DESCRIPTION.

The real estate described on Exhibit A and as shown on Addendum #3 to the Condominium Plat of Point Cove Condominium attached hereto as Exhibit B, are hereby annexed to Point Cove Condominium and are subject to the provisions of the Declaration. The land condominium Units in the Expansion Property are depicted on Addendum #3 to the Condominium Plat. The Unit designations, location, perimeter boundaries are as shown on Addendum #3 to the Condominium Plat.

3. EFFECT OF THE AMENDMENT.

Pursuant to the Declaration, twenty-eight (28) residential land condominium Units were declared. By this Amendment to the Declaration and as depicted herein, the number of land condominium Units to be added is ten (10) which are shown on Addendum #3 to the Condominium Plat. All provisions, restrictions, covenants, terms and conditions of the Declaration, the Articles of Incorporation, and By-Laws of Point Cove Condominium Owner's Association, Inc., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the Expansion Property and units hereby annexed to Point Cove Condominium.

By reason of this Amendment and the addition of ten (10) residential land condominium Units to Point Cove Condominium, as of the effective date the original Declaration is amended in the following respects:

3.1 Number.

There are total of thirty-eight (38) residential land condominium Units declared in Point Cove Condominium.

3.2 Percentage of Interest.

Pursuant to Section 8(C) of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities, and limited common elements and facilities appurtenant to each Unit and its owner, shall be determined by dividing the number one (1) by the number of Units declared, thirty-eight (38).

3.3 Voting.

There are thirty-eight (38) votes in the Association. Each unit shall be entitled to one vote at meetings of the Association, pursuant to the terms and conditions Declaration and By-Laws of the Association.

4. AMENDMENT.

The Condominium Plat for Point Cove Condominium is hereby amended by adding Addendum #3 to Point Cove Condominium Plat in the form attached hereto as Exhibit B and recorded herewith in the Condominium Plat records of Wood County. The Declarant reserves the right to add the remaining expansion lands to the Condominium at a future date pursuant to Section 8 of the Declaration.

5. EASEMENTS.

Declarant expressly declares, reserves, and excepts access, development, construction and utility easements across the lands which are described herein for the benefit of and as are necessary for the development and use of the real estate which is shown as "expansion lands", and any other lands adjoining such lands owned or hereafter owned by the Declarant or any of its affiliates, and their respective successors or assigns. Included in this reservation are easements for purposes of access and rights-of-way across the property described in Exhibit A herein for the benefit of such lands described in Exhibit A and as may be necessary in connection with development, construction and sale of said lands, whether or not the land in which the easements exist is ultimately annexed to Point Cove Condominium. Each Unit owner, by acceptance of the deed of conveyance to any Unit, shall be deemed to grant to the Declarant its successors or assigns, an irrevocable Power of Attorney, coupled with an interest to execute and record all documents and legal instruments necessary to implement the provisions and intent of this paragraph. The easements herein reserved shall be continuing covenants running with the land mentioned hereto, and shall become effective upon the first conveyance of all or any part of the condominium property mentioned herein by the Declarant, provided such conveyance is pursuant and subject to the Chapter 703 of the Wisconsin Statutes.

6. PROTECTIVE COVENANTS AND RESTRICTIONS.

Section 18 of the Declaration is hereby amended as follows with respect to the expansion Units (Units 29-38 inclusive):

The exterior of structures built on Units 29-38 inclusive must be cedar, log, LP smart siding, cement board siding, James Hardie HardiePlank, or similar siding per Architectural Control Committee ("ACC") approval. The windows for structures on Units 29-38 inclusive do not have to be tan in color but must be approved by the ACC.

The Declarant shall construct a community septic system to be located in the common areas to service Units 29-33. This community septic system will also be used to service five (5) additional expansion Units in the future. The Declarant shall further construct a separate

community septic system to be located in the common areas to service Units 34-38. This community septic system will also be used to service five (5) additional expansion Units in the future. General and Special Assessments associated with the operation and maintenance of the community septic systems shall be shared pro rata among the Unit owners. General Assessments for the community septic systems are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The General Assessments for the community septic systems are subject to change upon written notice from the Association.

The Declarant and the Unit owners shall have the right to merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act.

7. EFFECT.

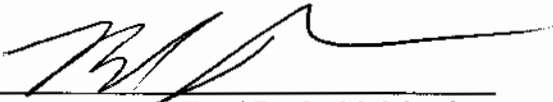
The effective date of this Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin. Except as specifically modified herein, the terms and conditions of the Declaration shall remain in full force and effect.

8. CERTIFICATION.

The undersigned Member of the Declarant hereby certifies and attests by his signature affixed to this Amendment to Declaration of Point Cove Condominium, that in accordance with the terms set forth in the Declaration and Chapter 703 of Wisconsin Statutes, the Member has complied with all requirements to effectuate this Amendment.

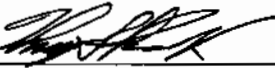
IN WITNESS WHEREOF, this Amendment has been executed by the duly authorized Member of the Declarant as of the day, month and year first above written.

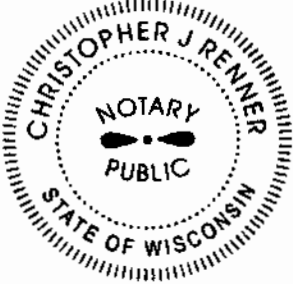
GREAT NORTHERN TIMBER COMPANY, LLC

By: 
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
JUNEAU COUNTY)

Personally came before me this 20th day of June, 2014, the above named Brad Pavloski being a member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.


Christopher J Renner
Notary Public - State Of Wisconsin
My commission expires: January 23, 2018



This instrument was drafted by:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF EXPANSION PROPERTY

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the Northwest corner of said Section 6, thence N 89°36'51" E along the North line of the Northwest Quarter of said Section 6 a distance of 2201.18 feet to the North Quarter corner of said Section 6, thence N 89°36'51" E along the North line of the Northeast Quarter of said Section 6 a distance of 1326.01 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 6, thence S 00°53'47" E along the East line of the Northwest Quarter of the Northeast Quarter of said Section 6 a distance of 1482.75 feet to the Southeast corner thereof, thence S 00°36'01" E along the East line of the Southwest Quarter of the Northeast Quarter of said Section 6 a distance of 1318.99 feet to the Southeast corner thereof, thence S 89°58'27" W along the South line of said Southwest Quarter of the Northeast Quarter and the South line of Lot 4 of Wood County Certified Survey Map number 9488 a distance of 386.19 feet, thence N 00°36'01" W a distance of 238.26 feet to the POINT OF BEGINNING, thence continuing N 00°36'01" W a distance of 292.03 feet to the South right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 433.00 feet, a delta angle of 22°30'24" and a chord that bears S 76°34'09" E a distance of 169.00 feet, thence along the arc of said curve and said South right-of-way line a distance of 170.10 feet, thence N 41°39'49" W a distance of 100.80 feet to the North right-of-way line of said SouthShore Drive and a non-tangent curve to the right which has a radius of 367.00 feet, a delta angle of 40°43'10" and a chord that bears N 56°29'45" W a distance of 255.37 feet, thence along the arc of said curve and said North right-of-way line a distance of 260.82 feet to the Southeast corner of the 60 foot public access to NEPCo Lake of the Wood County Plat of SouthShore at NEPCo Lake, thence N 15°29'49" E along the East line of said 60 foot public access to NEPCo Lake a distance of 520.38 feet to a meander line of NEPCo Lake, thence S 28°55'47" E along said meander line a distance of 94.29 feet, thence S 59°02'11" E along said meander line a distance of 68.48 feet, thence S 72°31'16" E along said meander line a distance of 87.32 feet, thence S 35°16'46" W a distance of 72.45 feet, thence S 82°26'48" W a distance of 24.18 feet, thence S 65°07'35" W a distance of 86.43 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 20°17'47" and a chord that bears S 16°21'44.5" W a distance of 14.10 feet, thence along the arc of said curve a distance of 14.17 feet, thence S 07°54'03" E a distance of 49.41 feet to a curve to the left which has a radius of 317.00 feet, a delta angle of 19°20'21" and a chord that bears S 17°34'13.5" E a distance of 106.49 feet, thence along the arc of said curve a distance of 107.00 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 26°01'03" and a chord that bears S 14°13'52.5" E a distance of 104.90 feet, thence along the arc of said curve a distance of 105.80 feet to a cusp and a non-tangent curve to the left which has a radius of 67.00 feet, a delta angle of 37°39'05" and a chord that bears N 76°14'51.5" E a distance of 43.24 feet,

thence along the arc of said curve a distance of 44.03 feet, thence N 57°25'19" E a distance of 184.91 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 22°18'00" and a chord that bears N 68°34'19" E a distance of 70.78 feet, thence along the arc of said curve a distance of 71.22 feet, thence N 00°06'39" E a distance of 38.69 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 43°30'48" and a chord that bears N 12°32'39" W a distance of 29.65 feet, thence along the arc of said curve a distance of 30.38 feet, thence N 60°19'54" W a distance of 52.32 feet, thence N 24°35'24" W a distance of 47.54 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 28°55'30" E a distance of 95.04 feet, thence S 81°18'42" E a distance of 101.11 feet, thence S 40°19'42" E a distance of 94.85 feet, thence S 37°29'46" E a distance of 59.48 feet, thence S 45°40'38" E a distance of 68.21 feet, thence S 84°52'51" E a distance of 65.06 feet, thence N 77°27'27" E a distance of 67.62 feet, thence departing from said meander line, S 00°00'00" E a distance of 84.51 feet, thence S 28°08'57" W a distance of 65.76 feet, thence S 62°42'44" W a distance of 104.79 feet, thence S 84°28'10" W a distance of 76.21 feet, thence N 90°00'00" W a distance of 80.00 feet, thence N 84°29'25" W a distance of 80.36 feet, thence N 59°44'56" W a distance of 7.35 feet, thence N 32°34'41" W a distance of 57.73 feet, thence S 57°25'19" W a distance of 166.43 feet to a curve to the right which has a radius of 133.00 feet, a delta angle of 38°34'08" and a chord that bears S 76°42'23" W a distance of 87.85 feet, thence along the arc of said curve a distance of 89.53 feet to a cusp and a non-tangent curve to the right which has a radius of 233.00 feet, a delta angle of 3°14'13" and a chord that bears S 16°41'05.5" W a distance of 13.16 feet, thence along the arc of said curve a distance of 13.16 feet, thence S 18°18'12" W a distance of 58.94 feet to the North right-of-way line of said SouthShore Drive, thence S 41°39'49" E a distance of 100.80 feet to the South right-of-way line of said SouthShore Drive, thence S 00°36'01" E a distance of 423.32 feet, thence S 89°58'27" W a distance of 244.18 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake.

Subject to easements, covenants, restrictions and right-of-ways of record.

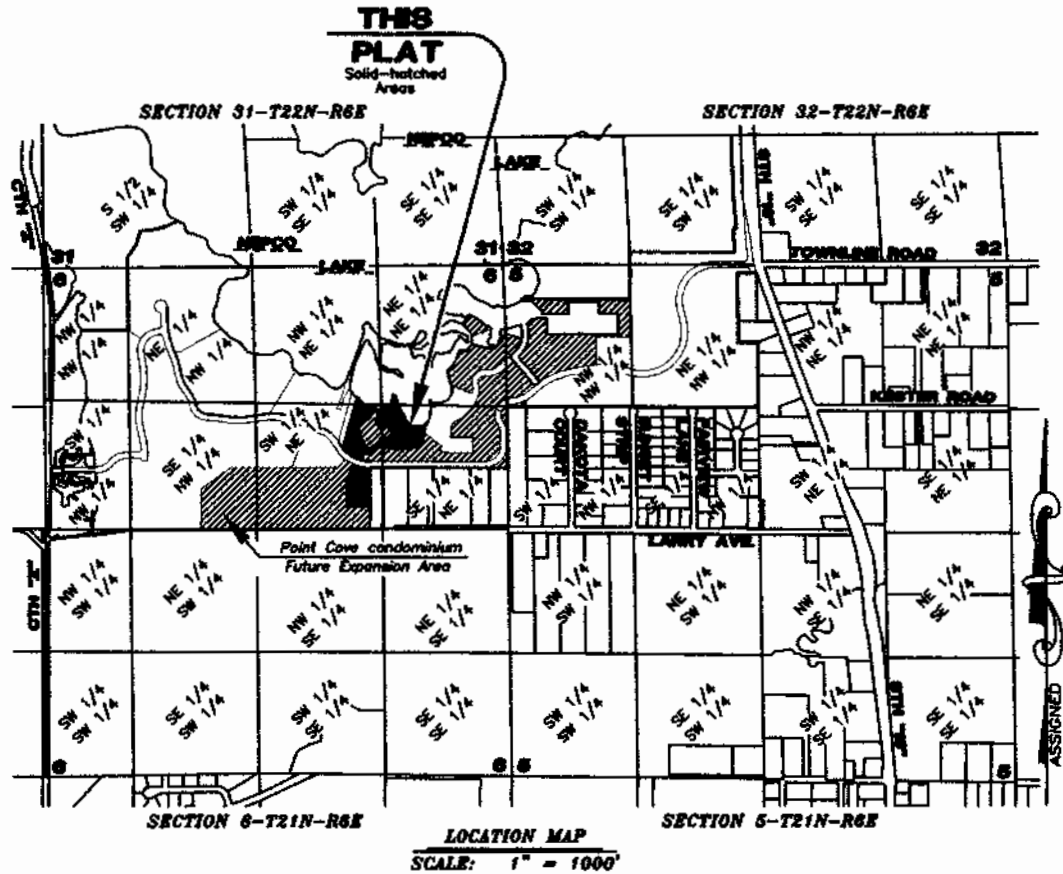
EXHIBIT B
ADDENDUM TO CONDOMINIUM PLAT

(See attached)

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 8, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, hereby certify that I am a Licensed Land Surveyor authorized to practice that profession in this state; and
 That I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statutes, Wood County Ordinance #701 and the Town of Saratoga Building Code Ordinance No. 03-21-2007A, as amended; and
 That I have surveyed and mapped the property described and shown upon these sheets of these Condominium Plat of the direction of Brad Pavloski for Great Northern Timber Company, LLC, owner; and
 That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and
 That the identification and location of each unit and the common elements can be determined from the plat.

Date: _____
 Christopher J. Renner RLS S-2441

Pavloski Development
 Castle Rock Lake NEPCO Lake

2012 R07688 2012
 Survey Number 1000
 10/10/12

COUNTY OF WOOD:

The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove be and hereby is approved in compliance with the Wood County Shoreland Zoning Ordinance #704 and Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701.

Date: _____
 Plat Review Officer

Call the Copyright/Info Info
 Field Book File Page File

OWNER FOR
 Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI. 54485-1027

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Pauloski Development
 Castle Rock Lake NEPCo Lake

2025 Survey of Lake Pauloski
 Pauloski, Wisconsin 5488
 Date: Dec 2012
 File No: 100-00-7777

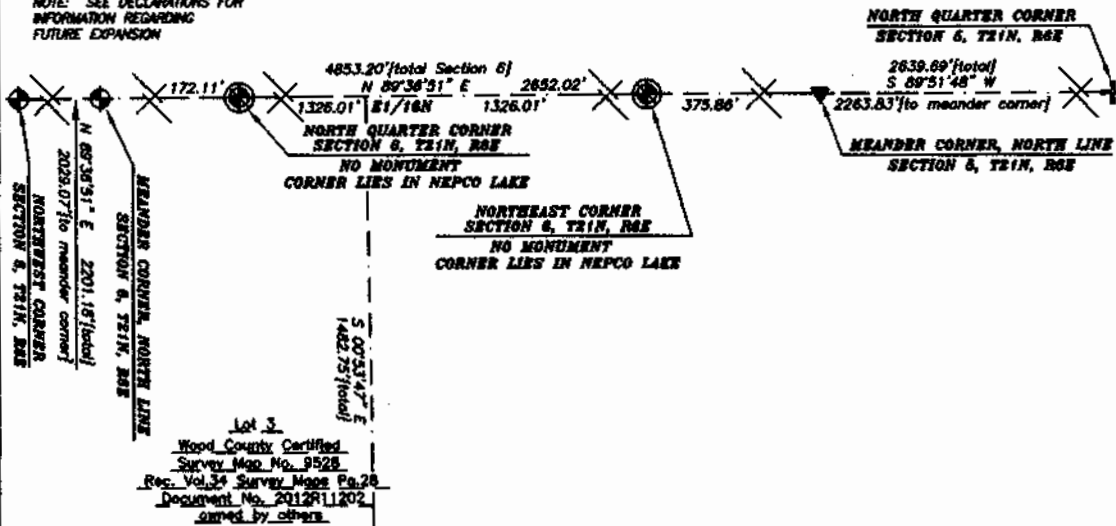
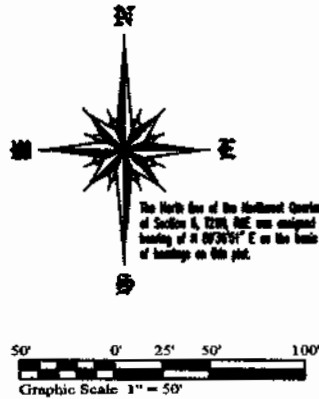
LEGEND:

- ⊕ - Harrison cast iron monument, found
- ⊖ - Wauwaga cast iron monument, found
- ⬇ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ⊗ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- ⊕ - 1" O.D. round iron pipe with plastic cap, found
- ⊕ - 1 1/4" O.D. round iron pipe with plastic cap, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.

- () - Recorded as
- ⊢ - Viculium / Ownership tie
- ⊢ - Planned Future Unit

29 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



Point Cove
 Addendum #3
 Phase III - Units 29-38
 312427 sq. ft 378010± sq. ft
 7.17 Acres 8.68± Acres
 {to meander line} {total}

Unit Area Table

Number	Area to Meander Line	Total Area±
Unit 29	10871 Sq. Ft. 0.24 Acres	13924 Sq. Ft. 0.32 Acres
Unit 30	7391 Sq. Ft. 0.17 Acres	11628 Sq. Ft. 0.27 Acres
Unit 31	9385 Sq. Ft. 0.19 Acres	11491 Sq. Ft. 0.26 Acres
Unit 32	8094 Sq. Ft. 0.19 Acres	11146 Sq. Ft. 0.26 Acres
Unit 33	7472 Sq. Ft. 0.17 Acres	13088 Sq. Ft. 0.30 Acres
Unit 34	4833 Sq. Ft. 0.11 Acres	22340 Sq. Ft. 0.51 Acres
Unit 35	7786 Sq. Ft. 0.18 Acres	13853 Sq. Ft. 0.32 Acres
Unit 36	7965 Sq. Ft. 0.18 Acres	13679 Sq. Ft. 0.31 Acres
Unit 37	6775 Sq. Ft. 0.16 Acres	11491 Sq. Ft. 0.26 Acres
Unit 38	12311 Sq. Ft. 0.28 Acres	18448 Sq. Ft. 0.42 Acres

NEPCo Lake

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

Pavloski Development

Castle Rock Lake NEPCo Lake

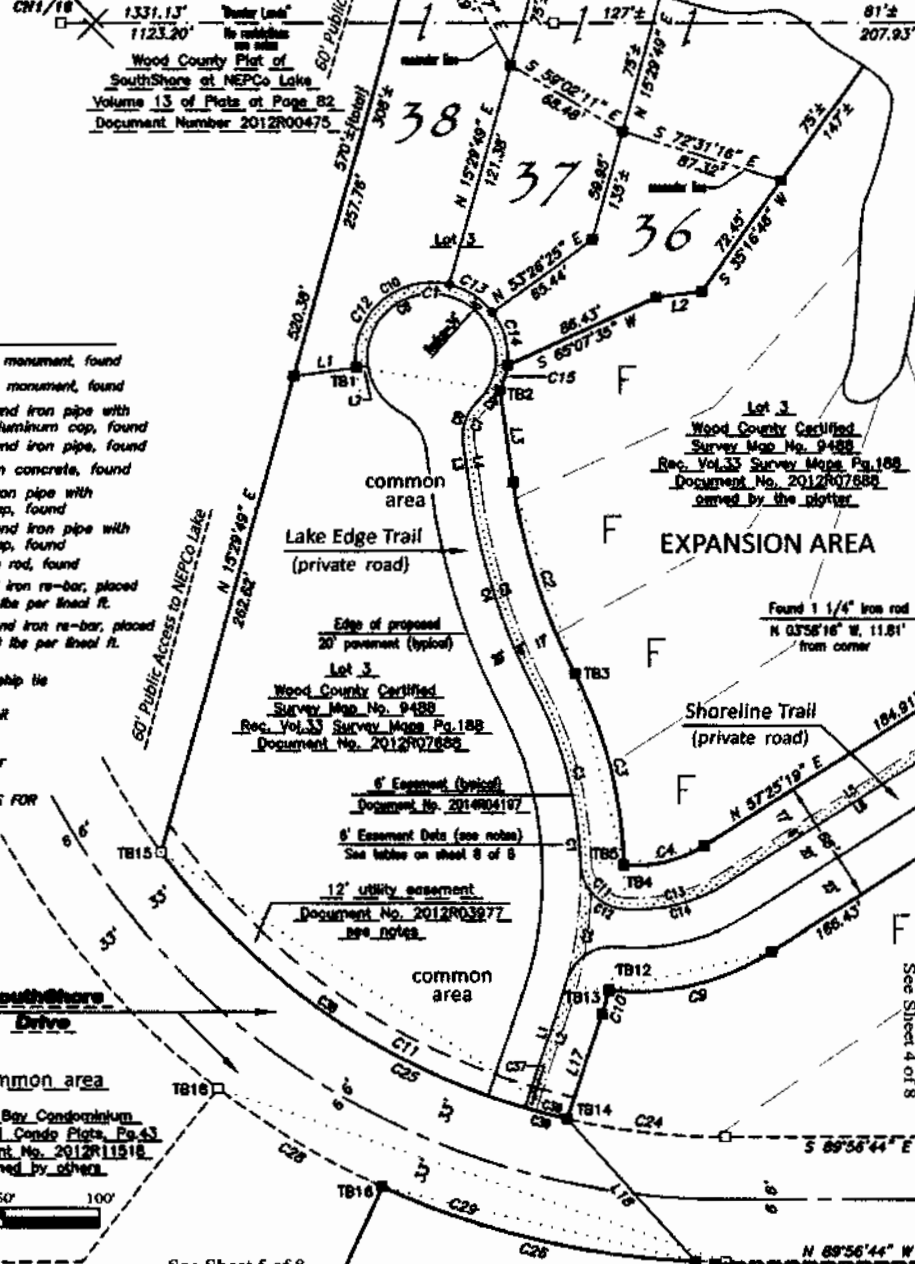


NEPCO Lake
Station = 875.5' (11 April, 2011)
Flood/High Water Elevation = 920'
Approx. Low Water Elevation = 911'
USGS (NAVD, 1988)

See Sheet 2 of 8

NEPCo Lake

Station = 875.5' (11 April, 2011)
Flood/High Water Elevation = 920'
Approx. Low Water Elevation = 911'
USGS (NAVD, 1988)

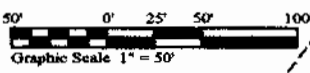


LEGEND:

- Harrison cast iron monument, found
- Waspaac cast iron monument, found
- 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- 2 1/2" O.D. round iron pipe, found
- Chiseled cross in concrete, found
- 1" O.D. round iron pipe with plastic cap, found
- 1 1/4" O.D. round iron pipe with plastic cap, found
- 1 1/4" round iron rod, found
- 3/4" x 18" round iron re-bar, placed weighing 1.30 lbs per lineal ft.
- 1 1/4" x 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- Recorded as
- Vinculum / Ownership tie
- Planned Future Unit

29 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



See Sheet 5 of 8

See Sheet 4 of 8

Point Cove

condominium addendum #3

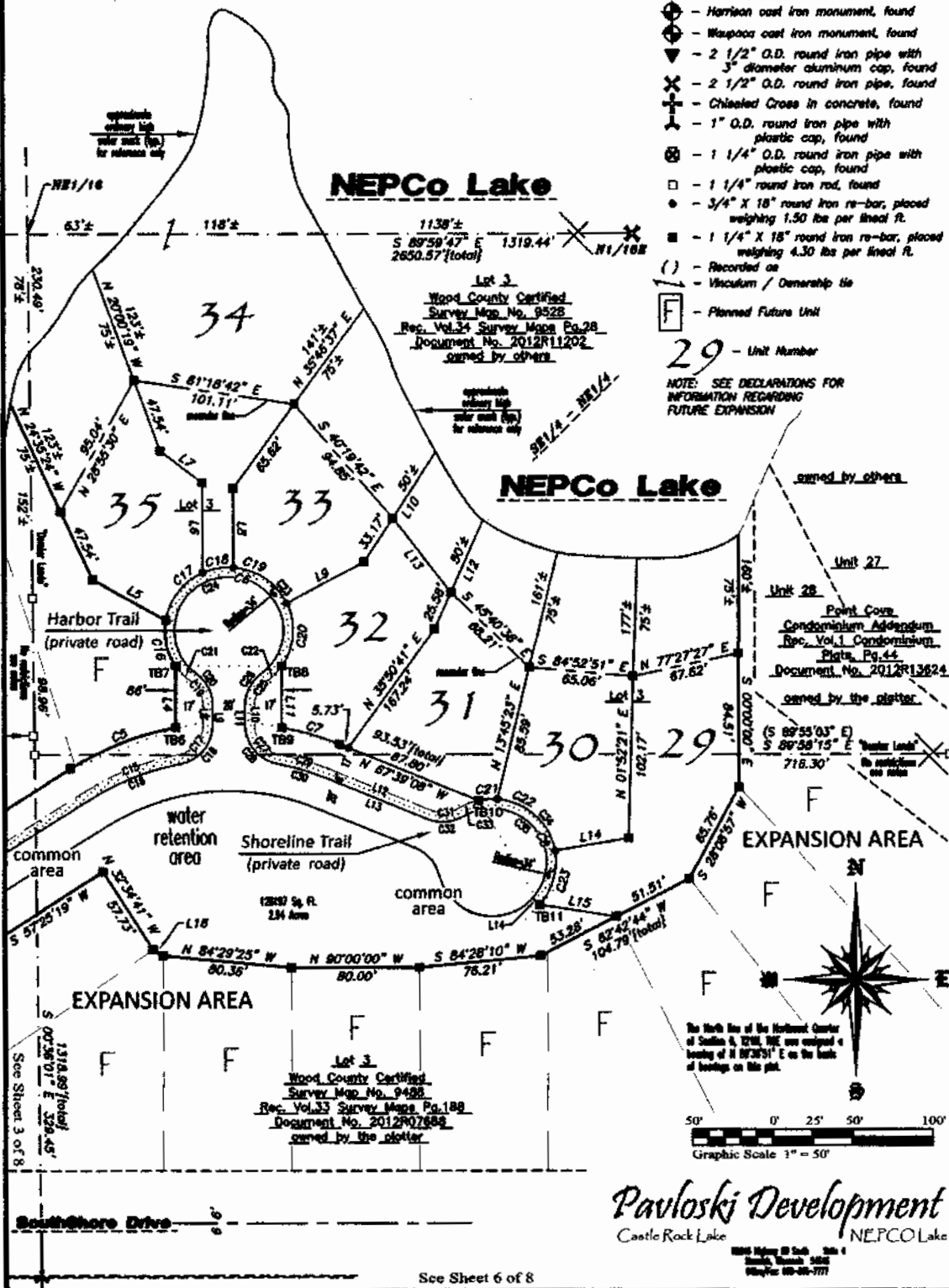
Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 2 of 8

LEGEND:

- ◆ - Harrison cast iron monument, found
- ◆ - Waupaca cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ✕ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- ⊖ - 1" O.D. round iron pipe with plastic cap, found
- ⊗ - 1 1/4" O.D. round iron pipe with plastic cap, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lined ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lined ft.
- () - Recorded as
- - Vicinity / Demarcation tie
- F - Planned Future Unit

29 - Unit Number
NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



Pavloskj Development
 Castle Rock Lake NEPCo Lake
 2012 Highway 21 South - Unit 1
 Saratoga, Wisconsin 54582
 920/298-7771

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Tangent Bearing Table	
Number	Bearing
TB1	N 07°54'03" W
TB2	N 28°30'36" E
TB3	N 27°14'24" W
TB4	N 01°13'21" W
TB5	S 84°58'36" E
TB6	N 79°43'19" E
TB7	N 34°18'03" W
TB8	N 34°31'20" E
TB9	N 79°30'02" W
TB10	N 77°56'11" E
TB11	N 42°05'01" E
TB12	S 15°03'59" W
TB13	S 84°00'33" E
TB14	N 78°51'20" W
TB15	N 36°08'10" W
TB16	N 65°18'57" W
TB17	N 87°49'21" W
TB18	N 51°57'47" W

See Sheet 3 of 8

Lot 4
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plotter

common
area
W888 3/4 ft.
2.34 Area

designated private onsite
wastewater treatment systems area
Units 29-38 (see notes)

Point Cove

Addendum #3

Phase III - Units 29-38

Lot 4
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plotter

common
area

Point of Beginning
244.18'
S 89°58'27" W

Lot 4
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plotter



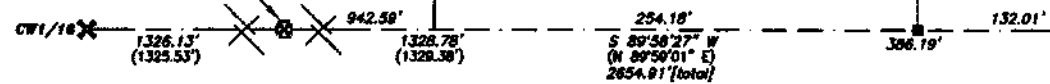
LEGEND:

- ◆ - Harrison cast iron monument, found
- ◆ - Wapoca cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ✕ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- ⊕ - 1" O.D. round iron pipe with plastic cap, found
- ⊕ - 1 1/4" O.D. round iron pipe with plastic cap, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () - Recorded as
- / — - Vinculum / Ownership tie
- [] - Planned Future Unit

29 - Unit Number

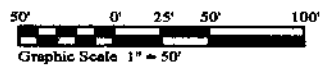
NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

CENTER QUARTER CORNER
SECTION 6, T21N, R6E



Pavloski Development
Castle Rock Lake NEPCOLake

2012 Survey © Paul Pavloski
Scale: 1" = 50'
City/County: 920-88-177



Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 4 of 8

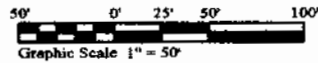
Pavloski Development
 Castle Rock Lake NEPCO Lake

2012 Survey of Subd. No. 4
 South, Wisconsin 1000
 Date/Plat: 08-08-11/11

Southshore Drive

132.01'
 Found 2 1/2" O.D. iron pipe
 N 12°48'36" W, 2.54' from corner

Lot 1
 Wood County Certified
 Survey Map No. 412
 Rec. Vol. 2 Survey Maps Pg. 112
 Document No. 494378
 owned by others



LEGEND:

- ⊕ - Harrison cast iron monument, found
- ⊙ - Waupeca cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ✕ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Cheated Cross in concrete, found
- ⊖ - 1" O.D. round iron pipe with plastic cap, found
- ⊙ - 1 1/4" O.D. round iron pipe with plastic cap, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per linear ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per linear ft.
- () - Recorded as
- ⊖ - Vinculum / Ownership tie
- [] - Planned Future Unit

29 - Unit Number
 NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

Line Data Table		
Number	Direction	Distance
L1	N 82°05'57" E	33.19'
L2	S 82°26'48" W	24.18'
L3	S 07°54'03" E	49.41'
L4	N 00°06'39" E	38.69'
L5	N 60°19'54" W	52.32'
L6	N 00°00'00" E	57.25'
L7	N 52°28'27" W	33.15'
L8	N 00°00'00" E	50.30'
L9	N 61°47'18" E	55.03'
L10	N 32°51'34" E	83.±
L11	N 00°06'39" E	38.69'
L12	N 23°51'41" E	76.±
L13	S 37°29'46" E	58.48'
L14	N 79°38'53" E	46.39'
L15	N 81°11'57" W	46.49'
L16	N 59°44'58" W	7.35'
L17	S 18°18'12" W	58.94'
L18	S 41°39'49" E	100.80'

Curve Data Table					
Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	40.00'	214°24'41"	S 00°41'42.5" E	78.42'	148.69'
C2	317.00'	18°20'21"	S 17°34'13.5" E	108.49'	102.00'
C3	233.00'	26°01'03"	S 14°13'52.5" E	104.90'	105.80'
C4	87.00'	37°39'09"	N 78°14'51.5" E	43.24'	44.03'
C5	183.00'	27°18'00"	N 69°34'19" E	70.78'	71.22'
C6	40.00'	248°49'23"	S 89°53'21.5" E	66.00'	173.71'
C7	183.00'	11°50'24"	S 73°34'39" E	37.78'	37.84'
C8	40.00'	144°08'50"	S 29°59'24" E	76.12'	100.63'
C9	133.00'	38°34'08"	S 78°42'23" W	87.85'	89.53'
C10	233.00'	3°14'13"	S 16°41'05.5" W	13.18'	13.18'
C11	367.00'	40°43'10"	N 56°29'45" W	258.37'	260.82'
C12	40.00'	111°43'26"	S 47°57'40" W	86.22'	78.00'
C13	40.00'	39°37'02"	N 56°22'08" W	27.11'	27.66'
C14	40.00'	42°46'26"	N 15°10'22" W	29.17'	29.88'
C15	40.00'	207°14'47"	S 18°21'44.5" W	14.10'	14.17'
C16	40.00'	43°30'48"	N 12°32'39" W	29.69'	30.38'
C17	40.00'	56°58'02"	N 37°40'46" E	38.13'	39.75'
C18	40.00'	27°54'17"	N 80°05'55.5" E	19.28'	19.48'
C19	40.00'	60°23'32"	S 55°45'10" E	40.24'	42.16'
C20	40.00'	80°04'44"	S 04°28'58" W	40.05'	41.84'
C21	40.00'	18°43'09"	N 86°17'45.5" E	11.63'	11.87'
C22	40.00'	75°17'36"	S 47°41'52" E	48.86'	52.56'
C23	40.00'	52°08'05"	S 16°00'38.5" W	35.15'	36.40'
C24	367.00'	13°05'24"	N 83°24'02" W	83.68'	83.85'
C25	367.00'	53°48'34"	N 63°02'27" W	332.14'	344.87'
C26	433.00'	22°30'24"	S 78°34'09" E	169.00'	170.10'
C27	433.00'	2°07'23"	S 88°53'02.5" E	16.04'	16.04'
C28	433.00'	13°21'10"	N 58°58'22" W	100.60'	100.91'
C29	433.00'	37°58'57"	N 70°57'15.5" W	281.82'	287.05'

See Sheet 5 of 8

660.00'
 (section)

S 00°58'01" E
 (N 00°01'41" E)

Found 1 1/4" iron rod
 S 07°47'08" W, 1.36' from corner
 1320.05'
EAST QUARTER CORNER
 SECTION 6, T21N, R6E

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION - Phase III, Units 29-38

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of said Section 6, thence N 89°36'31" E along the North line of the Northwest Quarter of said Section 6 a distance of 2201.18 feet to the North Quarter corner of said Section 6, thence N 89°36'31" E along the North line of the Northeast Quarter of said Section 6 a distance of 1326.01 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 6, thence S 00°53'47" E along the East line of the Northeast Quarter of the Northeast Quarter of said Section 6 a distance of 1482.75 feet to the Southeast corner thereof, thence S 00°38'01" E along the East line of the Southwest Quarter of the Northeast Quarter of said Section 6 a distance of 1318.99 feet to the Southeast corner thereof, thence S 89°58'27" W along the South line of said Southwest Quarter of the Northeast Quarter and the South line of Lot 4 of Wood County Certified Survey Map number 9488 a distance of 386.18 feet, thence N 00°36'01" W a distance of 238.28 feet to the POINT OF BEGINNING, thence continuing N 00°36'01" W a distance of 292.03 feet to the South right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 433.00 feet, a delta angle of 22°30'24" and a chord that bears S 76°34'09" E a distance of 169.00 feet, thence along the arc of said curve and said South right-of-way line a distance of 170.10 feet, thence N 41°39'49" W a distance of 100.80 feet to the North right-of-way line of said SouthShore Drive and a non-tangent curve to the right which has a radius of 367.00 feet, a delta angle of 40°43'10" and a chord that bears N 56°29'45" W a distance of 255.37 feet, thence along the arc of said curve and said North right-of-way line a distance of 260.82 feet to the Southeast corner of the 60 foot public access to NEPCo Lake a distance of 520.38 feet to a meander line of NEPCo Lake, thence N 15°29'49" E along the East line of said 60 foot public access to NEPCo Lake a distance of 94.29 feet, thence S 59°02'11" E along said meander line a distance of 68.48 feet, thence S 72°31'18" E along said meander line a distance of 87.32 feet, thence S 35°18'46" W a distance of 72.45 feet, thence S 82°26'48" W a distance of 24.18 feet, thence S 85°07'35" W a distance of 86.43 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 20°17'47" and a chord that bears S 18°21'44.5" W a distance of 14.10 feet, thence along the arc of said curve a distance of 14.17 feet, thence S 07°54'03" E a distance of 49.41 feet to a curve to the left which has a radius of 317.00 feet, a delta angle of 19°20'21" and a chord that bears S 17°34'13.5" E a distance of 106.49 feet, thence along the arc of said curve a distance of 107.00 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 28°01'03" and a chord that bears S 14°13'32.5" E a distance of 104.90 feet, thence along the arc of said curve a distance of 105.80 feet to a cusp and a non-tangent curve to the left which has a radius of 67.00 feet, a delta angle of 37°39'05" and a chord that bears N 76°14'31.5" E a distance of 43.24 feet, thence along the arc of said curve a distance of 44.03 feet, thence N 57°25'19" E a distance of 184.81 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 22°18'00" and a chord that bears N 68°34'19" E a distance of 70.78 feet, thence along the arc of said curve a distance of 71.22 feet, thence N 00°06'39" E a distance of 38.69 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 43°30'48" and a chord that bears N 12°32'39" W a distance of 29.85 feet, thence along the arc of said curve a distance of 30.36 feet, thence N 60°19'54" W a distance of 52.32 feet, thence N 24°35'24" W a distance of 47.54 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 28°55'30" E a distance of 95.04 feet, thence S 81°18'42" E a distance of 101.11 feet, thence S 40°19'42" E a distance of 94.85 feet, thence S 37°29'48" E a distance of 59.48 feet, thence S 45°40'38" E a distance of 68.21 feet, thence S 84°52'51" E a distance of 85.06 feet, thence N 77°27'27" E a distance of 67.62 feet, thence departing from said meander line, S 00°00'00" E a distance of 84.51 feet, thence S 28°08'57" W a distance of 85.76 feet, thence S 82°42'44" W a distance of 104.79 feet, thence S 84°28'10" W a distance of 78.21 feet, thence N 90°00'00" W a distance of 80.00 feet, thence N 84°29'25" W a distance of 80.38 feet, thence N 59°44'56" W a distance of 7.35 feet, thence N 32°34'41" W a distance of 57.73 feet, thence S 57°25'19" W a distance of 166.43 feet to a curve to the right which has a radius of 133.00 feet, a delta angle of 38°34'08" and a chord that bears S 78°42'23" W a distance of 87.85 feet, thence along the arc of said curve a distance of 89.53 feet to a cusp and a non-tangent curve to the right which has a radius of 233.00 feet, a delta angle of 3°14'13" and a chord that bears S 16°41'05.5" W a distance of 13.16 feet, thence along the arc of said curve a distance of 13.16 feet, thence S 16°18'12" W a distance of 58.94 feet to the North right-of-way line of said SouthShore Drive, thence S 41°39'49" E a distance of 100.80 feet to the South right-of-way line of said SouthShore Drive, thence S 00°36'01" E a distance of 423.32 feet, thence S 89°58'27" W a distance of 244.18 feet to the POINT OF BEGINNING. Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake. Subject to easements, covenants, restrictions and right-of-ways of record.

Pavloski Development
Castle Rock Lake NEPCo Lake

2012 Survey 66 Sub. July 4
Book 4
Page 188-189

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07888. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

Number	Direction	Distance
L1	N 18°18'12" E	60.28'
L2	S 18°18'12" W	60.28'
L3	N 07°54'03" W	24.52'
L4	S 07°54'03" E	24.52'
L5	N 57°25'10" E	184.81'
L6	S 57°25'10" W	184.81'
L7	S 82°06'52" W	6.00'
L8	N 07°06'30" E	12.14'
L9	S 07°06'30" W	12.14'
L10	S 07°06'30" W	12.14'
L11	N 07°06'30" E	12.14'
L12	S 47°34'00" E	68.64'
L13	N 47°34'00" W	68.64'
L14	N 47°34'00" W	6.00'

NOTES:

Point Cove Condominium is subject to a "Waiver of Claims Agreement" recorded as Document No. 2011R03193 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 allow for no on site septic systems, holding tanks only. - shown as "Dormitor Lands"

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as Document number 2012R09007 as Amended and Restated in Document number 2012R11063 as Amended and Restated in Document number 2013R03108 and as Amended and Restated in Document number 2014R00300.

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:

- Declaration - Document number 2012R08477
- Condominium Plat - Document number 2012R08478
- First Amendment - Document number 2012R08832
- Second Amendment - Document number 2012R13623
- Condominium Addendum - Document number 2012R13624
- Third Amendment - Document number 2014R02947
- Condominium Addendum#2 - Document number 2014R02948

12' Utility Easement, underground and overhead recorded as Document number 2012R03877 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Solarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

6' Utility Easement, underground and overhead recorded as Document number 2014R04197 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Solarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

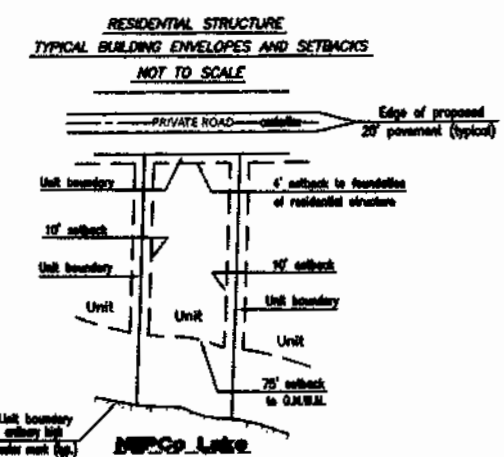
The Declarant and its affiliates, and their successors and assigns, hereby reserve a permanent easement over and across all private roads and access ways within Point Cove Condominium for the benefit of other lands owned or acquired by the Declarant, its affiliates, and their successors and assigns. See Declarations for more information.

The designated private onsite wastewater treatment system for Units 29-33 will also be serving five additional future units for a total of ten units.

The designated private onsite wastewater treatment system for Units 34-38 will also be serving five additional future units for a total of ten units.

The common area where the designated private onsite wastewater treatment systems for units 29-38 is located is part of Lot 4 of Wood County Certified Survey Map number 9488. All remaining areas are part of Lot 3 of Wood County Certified Survey Map number 9488.

Number	Radius	Beta Angle	Chord Bearing	Chord	Length
C1	216.00'	45.52°	N 84°28'08" W	182.57'	188.83'
C2	216.00'	19.50°	S 107°27'07" W	98.51'	58.70'
C3	216.00'	25.34°	S 142°27'10" E	95.62'	96.41'
C4	346.80'	19.25°	N 173°31'13" W	114.22'	114.22'
C5	346.80'	19.25°	S 173°31'13" E	114.22'	114.22'
C6	26.00'	63.36°	N 183°42'25" E	22.58'	23.38'
C7	18.00'	63.36°	S 183°42'25" W	17.14'	17.78'
C8	34.00'	23.78°	N 71°02'37" W	60.88'	138.63'
C9	40.00'	19.12°	S 80°06'43" W	13.34'	13.41'
C10	40.00'	23.78°	S 71°02'37" E	71.40'	143.19'
C11	18.00'	67.48°	S 44°04'53" E	25.63'	26.13'
C12	25.00'	48.18°	N 63°29'18" W	18.88'	20.21'
C13	84.00'	39.04°	N 75°27'44" E	52.03'	52.92'
C14	96.00'	39.04°	S 75°27'44" W	95.74'	96.48'
C15	188.80'	21.47°	N 88°18'48" E	62.73'	63.11'
C16	188.80'	21.47°	S 88°18'48" W	60.48'	60.82'
C17	18.00'	76.05°	N 38°38'22" E	24.20'	24.23'
C18	25.00'	76.05°	S 38°38'22" W	31.84'	34.81'
C19	18.00'	63.36°	N 28°41'48" E	17.14'	17.78'
C20	25.00'	63.36°	S 28°41'48" W	22.58'	23.38'
C21	40.00'	19.12°	N 43°54'07" E	13.34'	13.41'
C22	40.00'	19.12°	S 43°54'07" W	71.40'	143.19'
C23	40.00'	20.71°	S 89°53'21" E	47.48'	200.33'
C24	34.00'	30.13°	N 89°53'21" W	46.34'	178.94'
C25	18.00'	63.36°	S 28°56'04" E	17.14'	17.78'
C26	25.00'	63.36°	N 28°56'04" W	22.58'	23.38'
C27	18.00'	76.05°	S 38°38'22" E	24.20'	24.23'
C28	25.00'	76.05°	N 38°38'22" W	31.84'	34.81'
C29	188.80'	17.19°	S 73°19'04" E	38.78'	32.63'
C30	188.80'	17.19°	N 73°19'04" W	31.28'	31.84'
C31	18.00'	63.36°	N 69°53'28" E	17.14'	17.78'
C32	25.00'	63.36°	S 69°53'28" W	22.58'	23.38'
C33	40.00'	19.12°	N 69°29'10" E	13.34'	13.41'
C34	40.00'	18.71°	S 38°38'22" E	73.18'	114.64'
C35	34.00'	18.71°	N 38°38'22" W	67.38'	96.83'
C36	367.80'	4.28°	N 79°31'31" W	17.04'	17.04'
C37	367.80'	4.28°	S 79°31'31" E	6.00'	6.00'
C38	367.80'	3.07°	N 85°41'48" W	233.54'	237.78'
C39	367.80'	3.07°	N 78°37'24" W	23.04'	23.04'



The building setbacks, as shown hereon are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.

Pavloski Development
 Castle Rock Lake NEPCOLake
 2000 Highway 88 East, Suite 1
 Saratoga, Wisconsin 54586
 (715) 485-8888

FIFTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM
TOWN OF SARATOGA, WOOD COUNTY,
WISCONSIN



* 2 0 1 8 R 0 5 6 5 0 *

2018R05650

TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON

07/12/2018 02:44PM

REC FEE: 30.00

EXEMPT #: N/A

PAGES: 12

Record this document with the Register of Deeds

Name and Return Address:

Pavloski Development LLC
N9246 State Road 80
Door 89
Necedah, WI. 54646

30th P

(Parcel Identification Number)

Document Number

Title of Document

**FIFTH AMENDMENT TO CONDOMINIUM DECLARATION
OF
POINT COVE CONDOMINIUM**

THIS FIFTH AMENDMENT TO CONDOMINIUM DECLARATION of "Point Cove Condominium" ("Amendment") is made this 2nd day of July, 2018 pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 8 of the Declaration.

WITNESSETH:

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration recorded on June 23, 2014 as Document No. 2014R04552 (collectively, the "Declaration"); and

WHEREAS, Great Northern Timber Company, LLC ("Declarant"), is the Declarant under the terms of the Declaration and is the owner of the property described on Exhibit A attached hereto, and desires to add said property (the "Expansion Property") to the Condominium under the condition that the Declarant shall continue to own the Units located therein until such time as the Declarant sells such Units to third parties in Declarant's sole discretion; and

WHEREAS, pursuant to Chapter 703 and Section 8 of the Declaration, the Declarant agrees to add the Expansion Property to the Condominium all under the terms as described below.

NOW, THEREFORE, in consideration of the terms and conditions hereof, the parties hereto agree to amend the Declaration under the terms hereof as follows:

1. STATEMENT OF DECLARATION.

The purpose of this Amendment is to expand the Condominium by adding such additional land as described on Exhibit A to the condominium form of ownership as part of Point Cove Condominium as provided below.

The Declarant hereby declares that it is the owner of the real property described on Exhibit A and as shown on Addendum #4 to the Condominium Plat of Point Cove

Condominium attached hereto as Exhibit B, which are submitted to the condominium form of ownership as part of Point Cove Condominium as provided for in the Declaration, and which Expansion Property shall be conveyed, devised, leased, encumbered, used, improved and in all respects subject to the provisions, terms, conditions, covenants, restrictions, easements of the Declaration. All provisions hereof and the Declaration shall be deemed to run with the land described herein and shall constitute benefits and burdens to the Declarant, its successors, assigns, and to all parties hereafter having an interest in the Expansion Property.

2. PROPERTY DESCRIPTION.

The real estate described on Exhibit A and as shown on Addendum #4 to the Condominium Plat of Point Cove Condominium attached hereto as Exhibit B, are hereby annexed to Point Cove Condominium and are subject to the provisions of the Declaration. The land condominium Units in the Expansion Property are depicted on Addendum #4 to the Condominium Plat. The Unit designations, location, and perimeter boundaries are as shown on Addendum #4 to the Condominium Plat.

3. EFFECT OF THE AMENDMENT.

Pursuant to the Declaration, thirty-eight (38) residential land condominium Units were declared. By this Amendment to the Declaration and as depicted herein, the number of land condominium Units to be added is two (2) which are shown on Addendum #4 to the Condominium Plat. All provisions, restrictions, covenants, terms and conditions of the Declaration, the Articles of Incorporation, and By-Laws of Point Cove Condominium Owner's Association, Inc., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the Expansion Property and units hereby annexed to Point Cove Condominium.

By reason of this Amendment and the addition of two (2) residential land condominium Units to Point Cove Condominium, as of the effective date the original Declaration is amended in the following respects:

3.1 Number.

There are total of forty (40) residential land condominium Units declared in Point Cove Condominium.

3.2 Percentage of Interest.

Pursuant to Section 8(C) of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities, and limited common elements and facilities appurtenant to each Unit and its owner, shall be determined by dividing the number one (1) by the number of Units declared, forty (40).

3.3 Voting.

There are forty (40) votes in the Association. Each unit shall be entitled to one vote at meetings of the Association, pursuant to the terms and conditions Declaration and By-Laws of the Association.

4. AMENDMENT.

The Condominium Plat for Point Cove Condominium is hereby amended by adding Addendum #4 to Point Cove Condominium Plat in the form attached hereto as Exhibit B and recorded herewith in the Condominium Plat records of Wood County. The Declarant reserves the right to add the remaining expansion lands to the Condominium at a future date pursuant to Section 8 of the Declaration.

5. EASEMENTS.

Declarant expressly declares, reserves, and excepts access, development, construction and utility easements across the lands which are described herein for the benefit of and as are necessary for the development and use of the real estate which is shown as "expansion lands", and any other lands adjoining such lands owned or hereafter owned by the Declarant or any of its affiliates, and their respective successors or assigns. Included in this reservation are easements for purposes of access and rights-of-way across the property described in Exhibit A herein for the benefit of such lands described in Exhibit A and as may be necessary in connection with development, construction and sale of said lands, whether or not the land in which the easements exist is ultimately annexed to Point Cove Condominium. Each Unit owner, by acceptance of the deed of conveyance to any Unit, shall be deemed to grant to the Declarant its successors or assigns, an irrevocable Power of Attorney, coupled with an interest to execute and record all documents and legal instruments necessary to implement the provisions and intent of this paragraph. The easements herein reserved shall be continuing covenants running with the land mentioned hereto, and shall become effective upon the first conveyance of all or any part of the condominium property mentioned herein by the Declarant, provided such conveyance is pursuant and subject to the Chapter 703 of the Wisconsin Statutes.

6. PROTECTIVE COVENANTS AND RESTRICTIONS.

Section 18 of the Declaration is hereby amended as follows with respect to the expansion Units (Units 39 and 40):

The exterior of structures built on Units 39 and 40 must be cedar, log, LP smart siding, cement board siding, James Hardie HardiePlank, or similar siding subject to Architectural Control Committee ("ACC") approval. The windows for structures on Units 39 and 40 do not have to be tan in color but must be pre-approved by the ACC.

The Declarant has constructed a community septic system that is located in the common areas to service Units 39 and 40 together with previously platted Units. This community septic system will also be used to service additional expansion Units in the future. General and Special Assessments associated with the operation and maintenance of the community septic systems shall be shared pro rata among the Unit owners. General Assessments for the community septic systems are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The General Assessments for the community septic systems are subject to change upon written notice from the Association.

The Declarant and the Unit owners shall have the right to merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act.

7. EFFECT.

The effective date of this Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin. Except as specifically modified herein, the terms and conditions of the Declaration shall remain in full force and effect.

8. CERTIFICATION.

The undersigned Member of the Declarant hereby certifies and attests by his signature affixed to this Amendment to Declaration of Point Cove Condominium, that in accordance with the terms set forth in the Declaration and Chapter 703 of Wisconsin Statutes, the Member has complied with all requirements to effectuate this Amendment.

IN WITNESS WHEREOF, this Amendment has been executed by the duly authorized Member of the Declarant as of the day, month and year first above written.

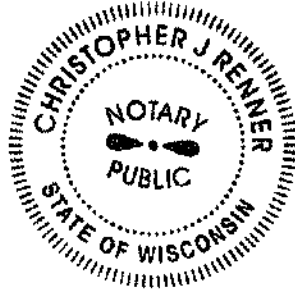
GREAT NORTHERN TIMBER COMPANY, LLC

By: [Signature]
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
JUNEAU COUNTY)

Personally came before me this 2ND day of July, 2018, the above named Brad Pavloski being a member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.

[Signature]
Christopher J Renner
Notary Public - State Of Wisconsin
My commission expires: January 23, 2022



This instrument was drafted by:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF EXPANSION PROPERTY

Part of Lot 2 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 1457.11 feet, thence S 00°38'23" E a distance of 376.40 feet to the South line of Lot 1 of Wood County Certified Survey Map number 5274 and the POINT OF BEGINNING, thence S 00°00'00" E a distance of 133.28 feet to the Northeast corner of the common area of Point Cove Condominium, thence N 89°58'19" W along the North line of said common area a distance of 200.77 feet to the Southeast corner of the common area of Point Cove Condominium Addendum, thence N 00°43'27" W along the East line of said common area a distance of 123.30 feet to the Northeast corner thereof, thence N 89°58'19" W along the North line of said common area a distance of 322.05 feet to the Northwest corner thereof, thence S 00°43'27" E along the West line of said common area a distance of 123.30 feet to the Southwest corner thereof and the North line of the common area of said Point Cove Condominium, thence N 89°58'19" W along said North line a distance of 274.86 feet to the Southeast corner of Unit 19 of Point Cove Condominium Addendum #2, thence N 00°01'41" E along the East line of said Unit 19 a distance of 21.81 feet to an Easterly corner thereof, thence N 44°01'55" W along the East line of said Unit 19 a distance of 155.12 feet to the Northeasterly corner thereof and the South line of Lot 1 of said Wood County Certified Survey Map number 5274, thence S 89°58'19" E along said South line a distance of 905.49 feet to the POINT OF BEGINNING.

EXHIBIT B
ADDENDUM TO CONDOMINIUM PLAT
(See attached Plat as the next page)

Point Cove

Condominium addendum #4

Part of Lot 2 of Wood County Certified Survey Map number 9499 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012RO7688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, Township 21 North, Range 6 East, Town of Sartoga, Wood County, Wisconsin.

Volume _____ of Condominium Plans, Page _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, Christopher J. Remer, hereby certify that I am a Professional Land Surveyor and that I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statutes, Wood County Ordinance #701 and the Town of Sartoga Building Code Ordinance No. 9-7-16K and that I have surveyed and mapped the property described and shown upon these sheets of these Condominium Plat of the direction of Brad Paulski for Great Northern Timber Company, LLC, owner, and that said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief and that the identification and location of each unit and the common elements can be determined from the plat.

Date: 28 June, 2018
Revised: 12 July, 2018

Christopher J. Remer PLS No. 2441

COUNTY OF WOOD:

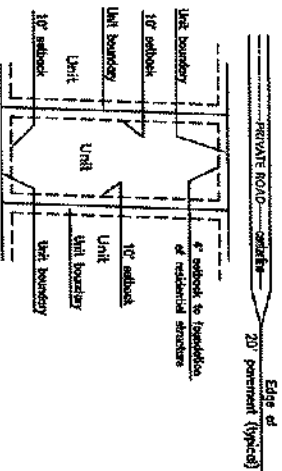
The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove is approved in compliance with Chapter 701.04(3) of the Wood County Land Subdivision Ordinance #701.

Date: _____ Plat Review Officer: _____

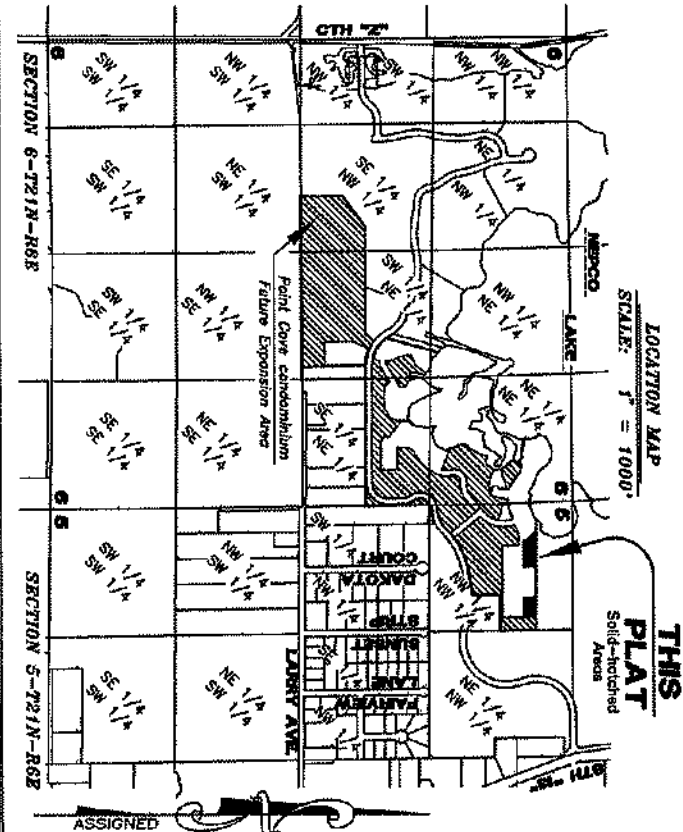
REMOVED
Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI 54485-1027

Fieldwork completed: 28 June, 2018
Field Book Ref. _____ Page # _____

TYPICAL BUILDING ENVELOPES AND SETBACKS
NOT TO SCALE



The building setbacks, as shown herein are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.



THIS
PLAT
Self-attached
Areas

Sheet 1 of 4

Pauloski Development
NEPCO Lake

2018 July 18, 2018
2018 July 18, 2018
2018 July 18, 2018

Point Cove

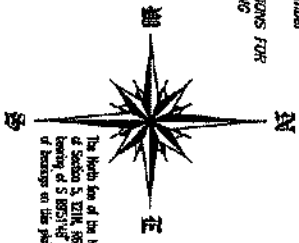
condominium subdivision #44

Part of Lot 2 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

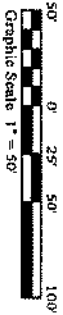
LEGEND:

- ◊ - Horizon cast iron measurement, found
- ▼ - 2 1/2" O.D. round iron pipe with aluminum aluminum cap, found
- ⊕ - Obliterated Cross in concrete, found
- - 3/4" round iron rod, found
- - 1 1/2" round iron rod, found
- - 3/4" x 18" round iron rod, placed weighing 1.50 lbs per linear ft.
- - 1 1/4" x 18" round iron rod, placed weighing 4.17 lbs per linear ft.
- () - Recorded as Vacant / Ownership file

39 - Unit Number
NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



The North line of the Northwest Quarter of Section 5, T21N, R6E, was assigned a bearing of S 89°59'19" W to the base of bearings on the plat.



Sheet 2 of 4

Pauloski Development
NEPCO Lake
Castle Rock Lake

9800 24th Street N, Suite 20
Minnetonka, MN 55345
Tel: 763/835-7071

Public land information: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that lie adjacent to the shore within the Section 1 of the state constitution.

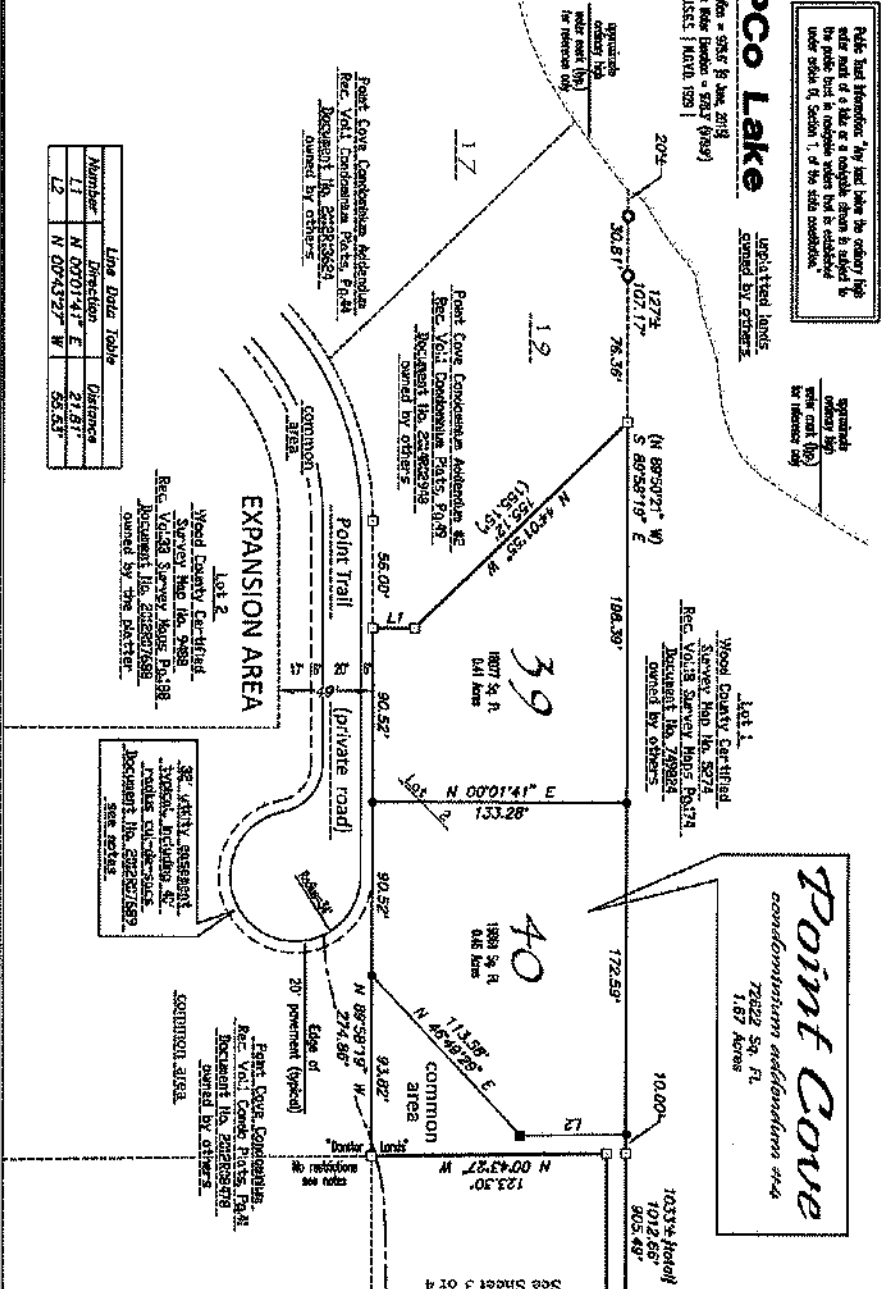
Ordinary high water mark (OHWM) as indicated by reference only

NEPCO Lake

Ordinary high water mark (OHWM) as indicated by reference only
Benton = 5/25/81 June, 2018
Rec. Vol. Survey Map No. 5043 (1989)
USCEL | MAVA 1929 |

Unplatted lands, owned by others.

Number	Direction	Distance
L1	N 00°01'41" E	21.81'
L2	N 07°43'27" W	55.53'



Point Cove
condominium subdivision #44
72822 Sq. Ft.
1.87 Acres

See Activity Statement, Index, Plat, and other documents at Public Land Office, Document No. 202207688, owned by the Matter.

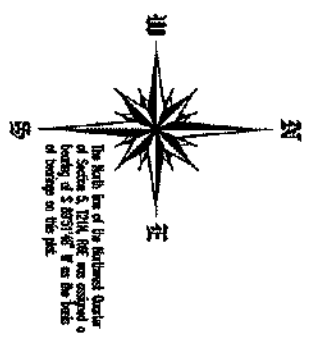
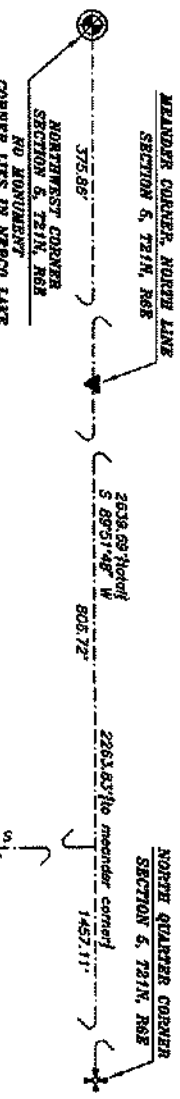
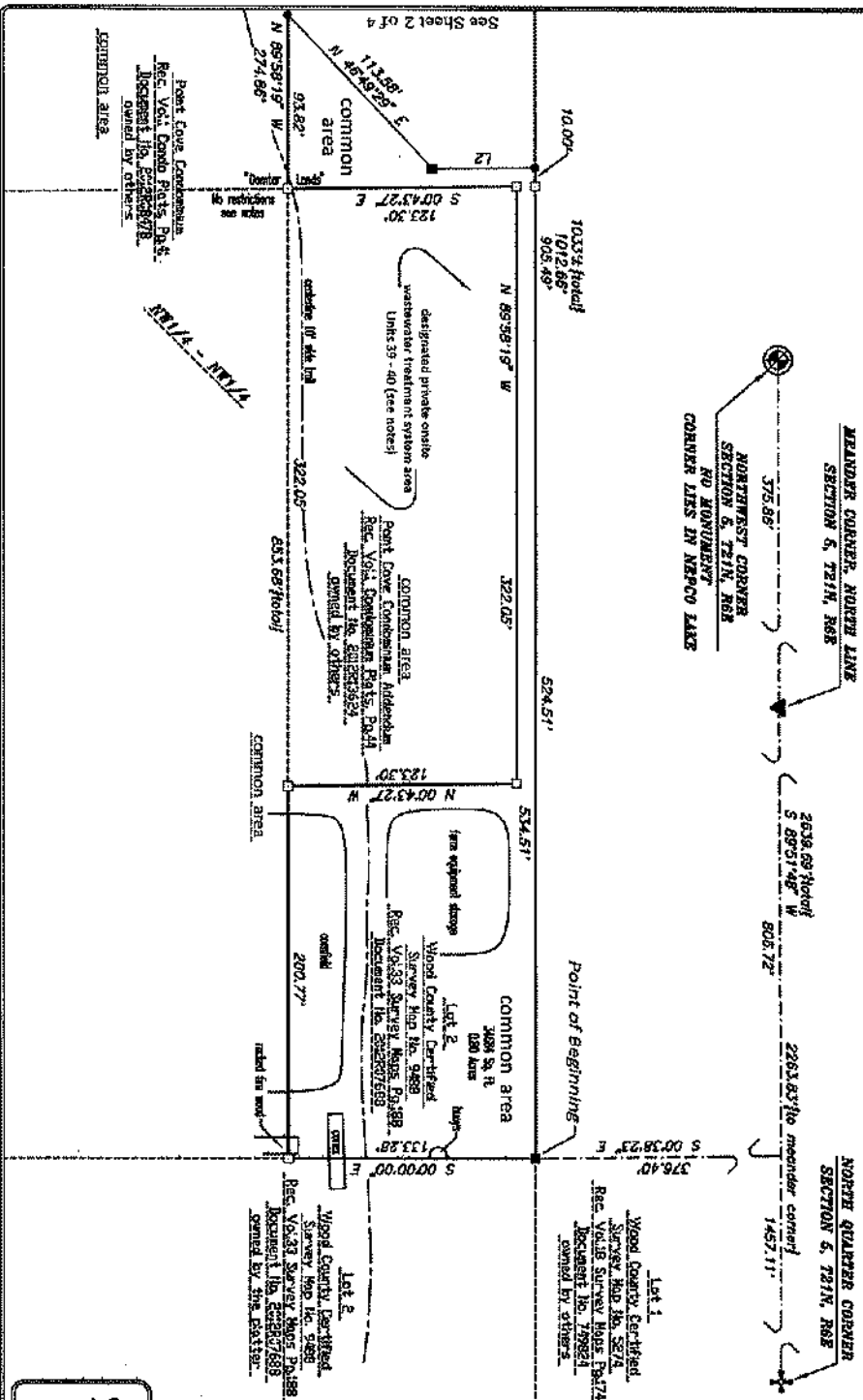
See Activity Statement, Index, Plat, and other documents at Public Land Office, Document No. 202207688, owned by others.

See Sheet 3 of 4

Point Cove

condominium addendum #44

Part of Lot 2 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012807898. Located in the Northwest Quarter of the Northwest Quarter of Section 5, Township 21 North, Range 6 East, Town of Sterling, Wood County, Wisconsin.



LEGEND:

- ◆ - Huron cast iron pavement, found
 - ▲ - 2 1/2" O.D. round iron pipe with 3/4" diameter aluminum cap, found
 - ⊕ - Cheesed Cross in concrete, found
 - - 3/4" round iron rod, found
 - - 1 1/4" round iron rod, found
 - - 3/4" x 18" round iron re-bar, placed weighing 1.50 lbs per linear ft.
 - - 1 1/4" x 18" round iron rod, placed weighing 4.17 lbs per linear ft.
 - () - Recorded as
 - - Ownership / Ownership 1/2
- 39** - Unit Number
- NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

Pauloski Development
Crestle Rock Lake

NEFCOL Lake

Point Cove

condominium addendum #4

Part of Lot 2 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07685. Located in the Northwest Quarter of Section 5, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION:

Part of Lot 2 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07685. Located in the Northwest Quarter of Section 5, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:
 Commencing at the North Quarter corner of said Section 5, thence S 89°51'48" W along the North line of the Northwest Quarter of said Section 5 a distance of 1457.11 feet, thence S 00°38'23" E a distance of 376.40 feet to the South line of Lot 1 of Wood County Certified Survey Map number 5274 and the POINT OF BEGINNING, thence S 00°00'00" E a distance of 133.28 feet to the Northwest corner of the common area of Point Cove Condominium, thence N 89°58'19" W along the North line of said common area a distance of 200.27 feet to the Southeast corner of the common area of Point Cove Condominium Addendum, thence N 00°43'27" W along the East line of said common area a distance of 133.30 feet to the Northwest corner thereof, thence S 00°43'27" E along the West line of said common area a distance of 123.30 feet to the Southwest corner thereof and the North line of said common area a distance of 123.30 feet to the Southeast corner thereof, thence N 89°58'19" W along the North line of said common area a distance of 21.81 feet to an Easement corner thereof, thence N 44°01'35" W along the East line of said Unit 19 a distance of 155.12 feet to the Northeast corner thereof and the South line of Lot 1 of said Wood County Certified Survey Map number 5274, thence S 89°58'19" E along said South line a distance of 905.48 feet to the POINT OF BEGINNING.

NOTES:

Point Cove Condominium is subject to a "Holder of Deeds Agreement" recorded as Document No. 2011R03193 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 allow for no on site septic systems, holding tanks only, -- shown as "Benton Earths".

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lake Gamers' Association, Inc., recorded as the following documents:
 Declaration -- Document no. 2012R09007
 Amended and Restated -- Doc. no. 2012R11063
 2nd Amended and Restated -- Doc. no. 2013R03108
 3rd Amended and Restated -- Doc. no. 2014R00300
 4th Amended and Restated -- Doc. no. 2017R02489

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:
 Declaration -- Document number 2012R09477
 Condominium Plat -- Document number 2012R09478
 First Amendment -- Document number 2012R09832
 Second Amendment -- Document number 2012R13623
 Condominium Addendum -- Document number 2012R13624
 Third Amendment -- Document number 2012R13624
 Condominium Addendum #2 -- Document number 2014R02948
 Fourth Amendment -- Document number 2014R04552
 Condominium Addendum #3 -- Document number 2014R04553

Utility Easement, underground and overhead, typically 32 feet in width, recorded as Document number 2012R07689 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Solarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

The Declarant and its affiliates, and their successors and assigns, hereby reserve a permanent easement over and across all private roads and access ways within Point Cove Condominium for the benefit of other lands owned or acquired by the Declarant, its affiliates, and their successors and assigns. See Declarations for more information.

The designated private onsite wastewater treatment system area for Units 39-49 also serves existing and future units.

NEPCO Lake elevations as shown hereon are derived from the benchmark on the S.T.M. #15 Bridge, structure B-71-82 which is a 2.5' cast iron disk in the Northwest abutment. Elevation provided by the Wisconsin Department of Transportation -- 982.34' U.S.G.S. N.G.V.D. 1929f.

Pauloski Development
 NEPCO Lake
 Castle Rock Lake

194 5th Street, Ste. 100
 Neenah, WI 54956
 Phone: 920-96-7711

SIXTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM
TOWN OF SARATOGA, WOOD COUNTY,
WISCONSIN



* 2 0 1 8 R 0 8 4 6 7 *

2018R08467

TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON

10/04/2018 10:30AM

REC FEE: 30.00

EXEMPT #: N/A

PAGES: 11

Record this document with the Register of Deeds

Name and Return Address:

Pavloski Development LLC
N9246 State Road 80
Door 89
Necedah, WI. 54646

30 DP

(Parcel Identification Number)

Document Number

Title of Document

**SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM**

This Sixth Amendment to Declaration of Condominium for Point Cove Condominium ("Sixth Amendment") is made this 26th day of September, 2018 by Great Northern Timber Company, LLC, a Wisconsin limited liability company ("Declarant"), Michael R. Mercurio and Tammy M. Mercurio, husband and wife ("Unit 36 and 37 Owner"), and the Board of Directors of Point Cove Condominium Owner's Association, Inc., a Wisconsin non-stock corporation ("Association"), pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 8. B. and 18 of the Declaration and Section 6. of the Fourth Amended Declaration.

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Condominium for Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration recorded on June 23, 2014 as Document No. 2014R04552 and as amended by the Fifth Amendment to Declaration recorded on July 12, 2018 as Document No. 2018R05650 (collectively, the "Declaration"); and

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A which is attached hereto and incorporated herein by reference; and

WHEREAS, Declarant is the current owner of Units 15, 16, 30, 32, 33 and 38 of Point Cove Condominium, and Unit 36 and 37 Owner is the owner of Units 36 and 37 of Point Cove Condominium; and

WHEREAS, Section 703.13(8) of the Wisconsin Statutes allows the merger of 2 or more adjoining units into one unit if any condominium instruments expressly permit the merger by an amendment to the Declaration; and

WHEREAS, the parties hereto have provided 30 days prior written notice pursuant to Section 703.13 of the Wisconsin Statutes to the other Unit Owners in the Condominium of the merger of Units 36 and 37 of the Condominium; and

WHEREAS, the Declarant, Unit 36 and 37 Owner and the Board of Directors of the Association desire to merge the existing adjoining Units 36 and 37 of Point Cove Condominium into Unit 36 as set forth herein and shown on the Point Cove Condominium Plat Addendum #5 attached hereto as Exhibit B;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended by the Declarant, Unit 36 and 37 Owner and the Board of Directors of the Association as follows:

1. **Amendment.** The Declaration is hereby amended as follows:

A. Pursuant to Section 703.13(8) of the Wisconsin Statutes, Section 8 of the Declaration and Section 6. of the Amended Declaration, the Declarant, a Unit Owner, or Unit Owners may merge two (2) or more adjoining Units into a single Unit.

C. Units 36 and 37 are adjoining units owned by Unit 36 and 37 Owner; and said Units are hereby merged into Unit 36 as shown on the Condominium Plat Addendum #5 set forth on Exhibit B attached hereto and incorporated herein by reference.

D. As a result of the merger, the undivided interest in the common elements and rights to use the limited common elements for Unit 36 shall be 5.0% (2/40^{ths}) which is the total of the combined two units.

E. As a result of the merger, the voting rights in the Association appertaining to Unit 36 shall be 5.0% (2/40^{ths}) which is the total of the combined two units.

F. As a result of the merger, the allocation to Unit 36 of the liability for common expenses and rights to common surpluses shall be 5.0% (2/40^{ths}) which is the total of the combined two units.

G. As a result of the merger and despite the Unit percentage interests set forth above, general assessments for the community septic system shall be shared equally among the owners of Units 1 through 17 inclusive, 19 through 36 inclusive and 38 through 40 inclusive and are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The general assessments for the community septic system remain subject to change upon written notice from the Association.


2. **Effective Date.** The effective date of this Sixth Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin.

3. **Miscellaneous.** All terms not specifically defined herein shall have the same meaning as provided in the Declaration. Except as modified by this Sixth Amendment, the Declaration remains in full force and effect and is hereby ratified and approved for all purposes.

IN WITNESS WHEREOF, this Sixth Amendment has been executed as of the date first set forth above.


DECLARANT:

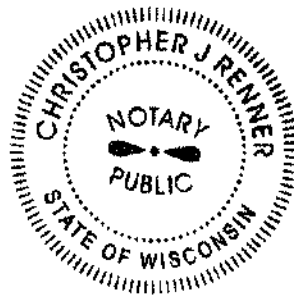
Great Northern Timber Company, LLC

By: 
Brad Pavloski, Member

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

Personally came before me this 26TH day of SEPTEMBER, 2018, the above named Brad Pavloski being a member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.


Christopher J Renner
Notary Public - State of Wisconsin
My commission expires: January 23, 2022



UNIT 36 and 37 OWNER:

Michael M. Mercurio

Michael M. Mercurio
R. M. M.

Tammy M. Mercurio

Tammy M. Mercurio

STATE OF IL)
) ss
COUNTY OF McHenry)


Personally came before me this 8th day of September, 2018, the above named Michael ~~M.~~ Mercurio and Tammy M. Mercurio, to me known to be the persons who executed and acknowledged the foregoing instrument as their individual acts.

Michelle J. White
Michelle J. White
Notary Public - State of IL
My commission expires: 6/24/22




ASSOCIATION:

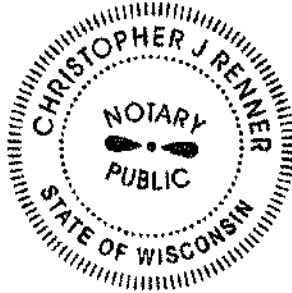
Point Cove Condominium Owner's
Association, Inc.

By: 
Brad Pavloski, President

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

Personally came before me this 26TH day of SEPTEMBER, 2018, the above named Brad Pavloski, President of Point Cove Condominium Owner's Association, Inc., a Wisconsin non-stock corporation, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.


Christopher J Renner
Notary Public - State of Wisconsin
My commission expires: January 23, 2022



Drafted by: Michael D. Orgeman - State Bar No. 01018072
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, # 1800
Milwaukee, Wisconsin 53202
(414) 276-3400

EXHIBIT A

LEGAL DESCRIPTION

Units 1 through 17 inclusive, 19 through 40 inclusive and the Common Areas of Point Cove Condominium established pursuant to the Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477 and Point Cove Condominium Plat as recorded in Volume 1 of Condominium Plats, Page 41 as Document number 2012R08478; amended by the First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832; and amended by the Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623 and Point Cove Condominium Addendum as recorded in Volume 1 of Condominium Plats, Page 44 as Document number 2012R13624; and amended by the Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947 and Point Cove Condominium Addendum #2 as recorded in Volume 1 of Condominium Plats, Page 49 as Document number 2014R02948; and amended by the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552 and Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553; and amended by the Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650 and Point Cove Condominium Addendum #4 as recorded in Volume 1 of Condominium Plats, Page 65 as Document number 2018R05651; being part of Lots 1 through 4 inclusive of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps, Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

EXHIBIT B

POINT COVE CONDOMINIUM ADDENDUM #5
(See Attached Plat as the next page)

Point Cove

condominium addendum #5

Units 36 and 37 of Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R03477. First Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R038332. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Being part of Lot 3 of Wood County Certified Survey Map number 948B as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07588. Located in the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, hereby certify that I am a Professional Land Surveyor, and
 That I have fully complied with the provisions of Chapter 763 of the Wisconsin State Statutes, Wood County Ordinance #701 and the Town of Saratoga Building Code Ordinance No. 9--7--184; and
 That I have surveyed and mapped the property described and shown upon these sheets of this Condominium Plat at the direction of Brad Pawloski for Great Northern Timber Company, LLC, Declarant and agent to the owner; and
 That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and
 That the identification and location of each unit and the common elements can be determined from this plat.

Date: 30 August, 2018

Christopher J. Renner PLS No. 2441

Owners: Michael M. Mercurio
 and Tammy M. Mercurio
 11318 Michigan Avenue
 Spring Grove, IL 60081

Sheet 1 of 3

Pawloski Development
 Castle Rock, LLC
 NEFCO Lake
 11318 Michigan Avenue
 Spring Grove, IL 60081
 Phone: 815-436-7171

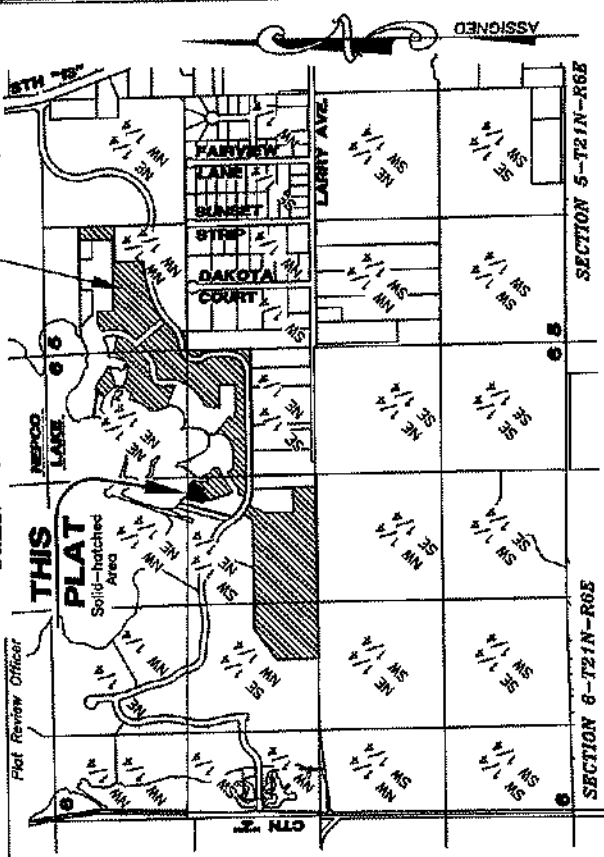
COUNTY OF WOOD:

The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove has and hereby is approved in compliance with Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701.

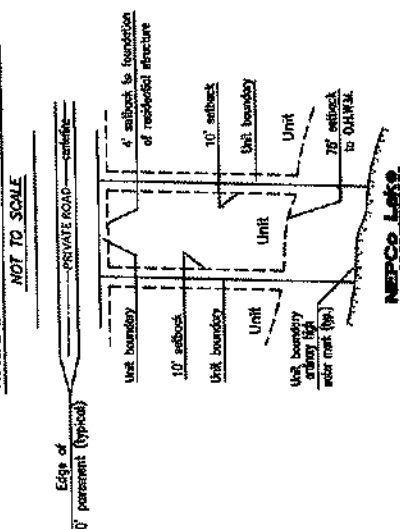
Date: _____

Plat Review Officer

LOCATION MAP
 SCALE: 1" = 1000'



TYPICAL BUILDING ENVELOPES AND SETBACKS
 NOT TO SCALE



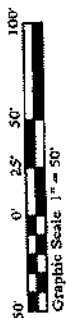
The building setbacks, as shown hereon are to the furthest expansion of any portion of the residential structure constructed on any unit unless otherwise indicated.

REMOVED FOR
 Great Northern Timber Company LLC
 P.O. Box 1037
 Wisconsin Rapids, WI 54485-1027
 Flatwork completed: 30 August, 2018
 Field Book #1E, Page #16

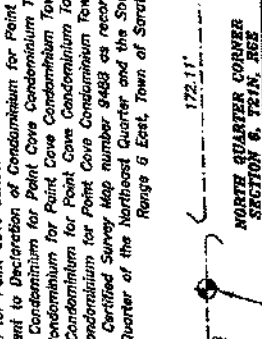
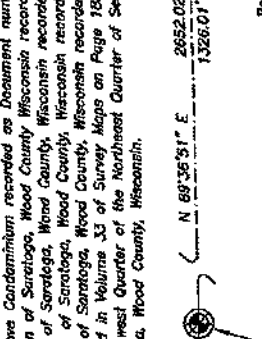
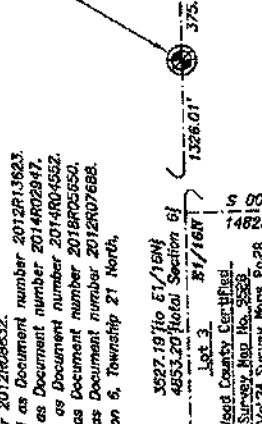
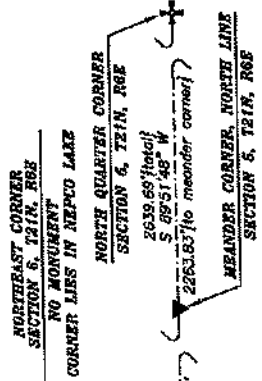
Point Cove

condominium addendum #5

Units 36 and 37 of Point Cove Condominium Addendum #5 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477. First Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08332. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R07688. Being part of Lot 3 of Wood County Certified Survey Map number 9483 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



Public land monuments: they and when the ordinary high water mark of a lake or a navigable stream is subject to this public land is subject when that is established under which it, Section 1, of the state constitution.

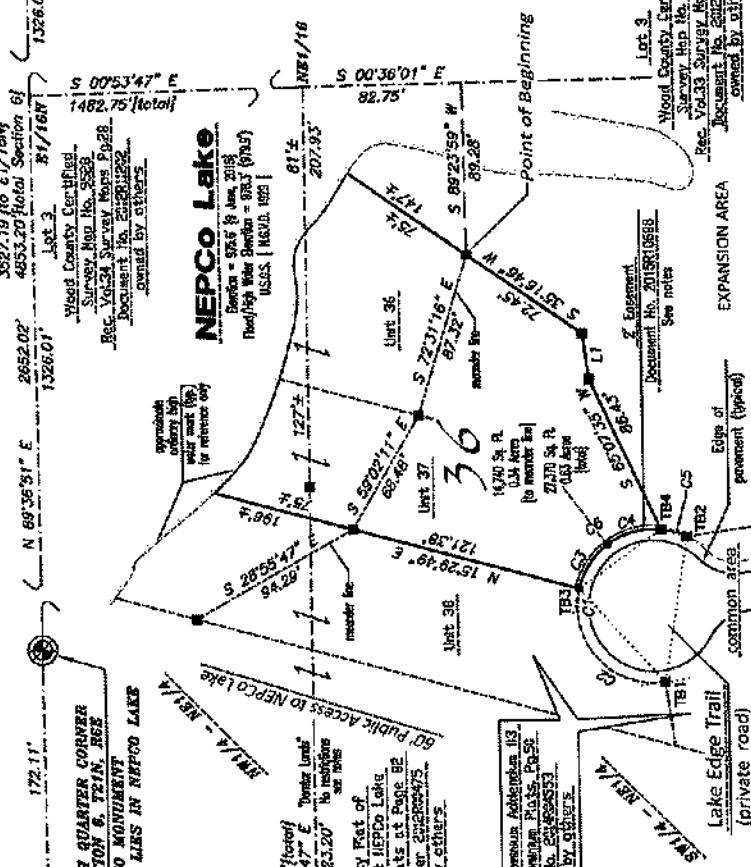


- LEGEND:**
- Herstein east iron monument, found
 - Wausau east iron monument, found
 - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
 - Chiseled Cross in concrete, found (concrete broken for removal)
 - 3/4" round iron rod, found
 - 1 1/4" round iron rod, found
 - Recorded as Vacuuum / Ownership file

36 - Unit Number
NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



The North line of the Northwest Quarter of Section 6, T21N, R6E was surveyed on a bearing of N 89°36'51" E on the basis of bearings on this plat.



Point Cove Condominium Addendum #5
REG. VOL. 101 Condominium Plats, Page 50
Document No. 2014R04553
owned by others.

Pauloski Development
NEPCO Lake
Castle Rock Lake
Pauloski Development, LLC
1500 North Lincoln Ave., Saratoga, WI 54583
Phone: 715-261-1171

Point Cove

Units 36 and 37 of Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08832. First Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08832. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650. Being part of Lot 3 of Wood County Certified Survey Map number 9489 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION:

Units 36 and 37 of Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08832. First Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08832. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650. Being part of Lot 3 of Wood County Certified Survey Map number 9489 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Commencing at the Northwest corner of said Section 6, thence N 89°35'51" E along the North line of said Section 5 a distance of 3527.19 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 6, thence S 00°33'47" E along the East line of said Northwest Quarter of the Northeast Quarter a distance of 1482.75 feet to the Southeast corner thereof, thence S 00°36'01" E along the East line of the Southwest Quarter of the Northeast Quarter of said Section 6 a distance of 82.75 feet, thence S 89°23'59" W a distance of 69.28 feet to a meander corner on the East line of Unit 37 of Point Cove Condominium Addendum #3 and the POINT OF BEGINNING, thence the following bearings and distances along Units 36 and 37 of said Point Cove Condominium Addendum #3, S 35°16'46" W a distance of 72.45 feet, thence S 82°26'48" W a distance of 24.18 feet, thence S 65°07'35" W a distance of 88.43 feet to a near-tangent curve to the left which has a radius of 40.00 feet, a deflection angle of 57.52 feet, thence N 15°29'49" E a distance of 121.38 feet to a meander line of Nepecon Lake, thence departing from said Units 36 and 37, S 59°02'11" E along said meander line a distance of 59.48 feet, thence S 72°31'16" E along said meander line a distance of 87.32 feet to a meander corner on the East line of said Unit 36 and the POINT OF BEGINNING.

Including all lands lying between the unit lines extended, the meander line and the ordinary high water mark of NEPCO Lake. Subject to easements, covenants, restrictions and right-of-ways of record.

Sheet 3 of 3



NOTES:

Point Cove Condominium is subject to a "Waiver of Claims Agreement" recorded as Document No. 2011R03193 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 covers for no on site septic systems, holding lots only - shown as "Donor Land".

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as the following documents: Declaration - Document no. 2012R03007 Amended and Restated - Doc. no. 2012R11083 2nd Amended and Restated - Doc. no. 2013R03108 3rd Amended and Restated - Doc. no. 2014R00300 4th Amended and Restated - Doc. no. 2017R02489

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:

- Declaration - Document number 2012R08477
- Condominium Plat - Document number 2012R08478
- First Amendment - Document number 2012R08532
- Second Amendment - Document number 2012R13523
- Condominium Addendum - Document number 2012R13624
- Third Amendment - Document number 2014R02947
- Condominium Addendum #2 - Document number 2014R02948
- Fourth Amendment - Document number 2014R04552
- Condominium Addendum #3 - Document number 2014R04553
- Fifth Amendment - Document number 2018R05650
- Condominium Addendum #4 - Document number 2018R05651

Utility Easement, underground and overhead, 2 feet in width, recorded as Document number 2010R10689 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Solaris; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

Unit 36 will be served by the designated private onsite wastewater treatment systems area for Units 29 through 38 on shown on the Condominium Plat of Point Cove Condominium Addendum #3 recorded as Document number 2014R04553. This area will also be used for serving future units.

NEPCO Lake elevations as shown hereon are derived from the benchmark on the S.T.H. "13" bridge structure B-71-82 which is a 2.5' cast iron disk in the Northeast abutment. Elevation provided by the Wisconsin Department of Transportation - 892.34' U.S.C.S. (N.G.V.D. 1928).

Tangent Bearing Table	
Number	Bearing
TB1	N 07°54'03" W
TB2	N 25°30'38" E
TB3	S 75°10'37" E
TB4	S 05°12'51" W

Line Delta Table	
Number	Direction
L1	S 82°26'48" W
	Distance
	24.18'

Curve Delta Table				
Number	Radius	Delta Angle	Chord Bearing	Chord Length
C1	40.00'	21°24'41"	S 80°47'42.6" E	76.42'
C2	40.00'	111°43'26"	S 47°57'40" W	66.22'
C3	40.00'	39°37'02"	N 58°22'06" W	27.11'
C4	40.00'	42°46'02"	N 15°10'22" W	29.17'
C5	40.00'	207°17'47"	S 15°21'44.5" W	14.10'
C6	40.00'	82°23'28"	N 34°58'03" W	52.69'

SEVENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM
TOWN OF SARATOGA, WOOD COUNTY,
WISCONSIN



* 2 0 1 9 R 0 9 4 2 8 *

2019R09428

TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON

11/07/2019 01:53PM

REC FEE: 30.00

EXEMPT #: N/A

PAGES: 49

Record this document with the Register of Deeds

Name and Return Address:

Pavloski Development LLC
N9246 State Road 80
Door 89
Necedah, WI. 54646

30.00P

(Parcel Identification Number)

Document Number

Title of Document

**SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM**

This Seventh Amendment to Declaration of Condominium for Point Cove Condominium ("Seventh Amendment") is made this 16th day of October, 2019 by David J Ellenberger and Megan N Ellenberger, husband and wife, survivorship marital property ("Unit 32 Owner"); Great Northern Timber Company, LLC, a Wisconsin limited liability company ("Declarant" and "Unit 33 Owner") and Donald E. Meredith and Cherie. A. Meredith, and their successors in office, as Co-Trustees of the Donald E. Meredith and Cherie A. Meredith, Revocable Trust dated 01/07/2016 ("Unit 34 Owner"), pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 13 of the Declaration and Section 6 of the Fourth Amended Declaration.

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Condominium for Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration recorded on June 23, 2014 as Document No. 2014R04552, as amended by the Fifth Amendment to Declaration recorded on July 12, 2018 as Document No. 2018R05650 and as amended by the Sixth Amendment to Declaration recorded on October 4, 2018 as Document No. 2018R08467 (collectively, the "Declaration"); and

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A which is attached hereto and incorporated herein by reference; and

WHEREAS, Point Cove Condominium Addendum #3 which is subject to the Declaration and this Seventh Amendment is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, Chapter 703.09(2) of the Wisconsin Statutes and Section 13 of the Declaration allow the declaration to be amended by the written consent of at least two-thirds (67%) of the aggregate of the votes in the condominium; and

WHEREAS, Section 6 of the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin provides for the right to

merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act; and

WHEREAS, the Unit 32 Owner, Unit 33 Owner and Unit 34 Owner desire to merge and relocate the boundary lines within the three existing adjoining units into Units 32 and 34 as set forth herein and shown on the Point Cove Condominium Plat Addendum #6 attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, twenty-seven (27) unit owners have consented in writing to the merger and relocation of the boundary lines within the three existing adjoining Units 32, 33 and 34 into two (2) units to be designated as Unit 32 and Unit 34; and

WHEREAS, the above described twenty-seven (27) unit owners written consent to the merger and relocation of the boundary lines constitute at least two-thirds (67%) of the unit owners in Point Cove Condominium ; and

WHEREAS, the above described written consent of the unit owners are attached hereto as Exhibit D and incorporated herein by reference;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended by the Unit 32 Owner, Unit 33 Owner and Unit 34 Owner as follows:

1. **Amendment.** The Declaration is hereby amended as follows:

A. Units 32, 33 and 34 are adjoining units owned by Unit 32, 33 and 34 Owner; and said Unit boundaries are hereby relocated and merged into Units 32 and 34 as shown on the Condominium Plat Addendum #6 set forth on Exhibit C attached hereto and incorporated herein by reference.

B. As a result of the relocation and merger, the number of units declared within Point Cove Condominium shall be reduced to thirty-nine (39).

C. As a result of the relocation and merger, the undivided interest in the common elements and rights to use the limited common elements for Unit 32 shall be 1/39th and Unit 34 shall be 1/39th.

D. As a result of the relocation and merger, the voting rights in the Association appertaining to Unit 32 shall be 1/39th and Unit 34 shall be 1/39th.

E. As a result of the relocation and merger, the allocation of the liability for common expenses and rights to common surpluses for Unit 32 shall be 1/39th and Unit 34 shall be 1/39th.

F. As a result of the relocation and merger and despite the Unit percentage interests set forth above, general assessments for the community septic system shall be shared

equally among the owners of Units 1 through 17 inclusive, 19 through 32 inclusive, 34 through 36 inclusive and 38 through 40 inclusive and are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The general assessments for the community septic system remain subject to change upon written notice from the Association.

G. The Declarant has constructed a community septic system located in the common areas to service Units 29-32. This community septic system will also be used to service up to six (6) additional expansion Units in the future. The Declarant has further constructed a separate community septic system located in the common areas to service Units 34-36 and 38. This community septic system will also be used to service up to six (6) additional expansion Units in the future.

H. The Declarant and all Unit owners shall have the right to relocate the boundaries between adjoining units and the right to merge two (2) or more adjoining units into one (1) unit in accordance with any of the provisions of Chapter 703 of the Wisconsin Statutes.

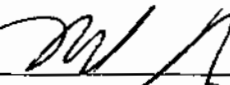
2. **Effective Date.** The effective date of this Seventh Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin.

3. **Miscellaneous.** All terms not specifically defined herein shall have the same meaning as provided in the Declaration. Except as modified by this Seventh Amendment, the Declaration remains in full force and effect and is hereby ratified and approved for all purposes.

IN WITNESS WHEREOF, this Seventh Amendment has been executed as of the date first set forth above.


DECLARANT:

Great Northern Timber Company, LLC

By: 
Brad Pavloski, Member

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

Personally came before me this 29TH day of OCTOBER, 2019, the above named Brad Pavloski being a member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.


Christopher J Renner
Notary Public - State of Wisconsin
My commission expires: January 23, 2022



UNIT 32 OWNER:

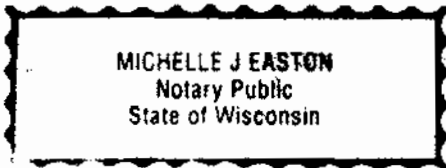
[Signature]
David J Ellenberger

[Signature]
Megan N Ellenberger

STATE OF Wisconsin)
) ss
COUNTY OF Portage)

Personally came before me this 20th day of October, 2019, the above named David J Ellenberger and Megan N Ellenberger, to me known to be the persons who executed and acknowledged the foregoing instrument as their individual acts.

[Signature]
Michelle J. Easton
Notary Public - State of Wisconsin
My commission expires: 2/7/20



**My Commission Expires
February 7, 2020**

UNIT 34 OWNER:

Donald E. Meredith and Cherie A. Meredith,
and their successors in office, as Co-
Trustees of the Donald E. Meredith and
Cherie A. Meredith, Revocable Trust Dated
01/07/2016

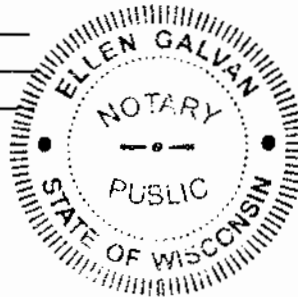
Donald E. Meredith
Donald E. Meredith

Cherie Meredith
Cherie A. Meredith

STATE OF WISCONSIN)
) ss
COUNTY OF BACINE)

Personally came before me this 1st day of November, 2019, the above
named Donald E. Meredith and Cherie A. Meredith, Co-Trustees, to me known to be the persons
who executed and acknowledged the foregoing instrument as their individual acts.

Ellen Galvan
Ellen Galvan
Notary Public - State of WISCONSIN
My commission expires: 10-31-23



Drafted by: Michael D. Orgeman - State Bar No. 01018072
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, # 1800
Milwaukee, Wisconsin 53202
(414) 276-3400

EXHIBIT A

POINT COVE CONDOMINIUM LEGAL DESCRIPTION

Units 1 through 17 inclusive, 19 through 36 inclusive, 38, 39, 40 and the Common Areas of Point Cove Condominium established pursuant to the Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477 and Point Cove Condominium Plat as recorded in Volume 1 of Condominium Plats, Page 41 as Document number 2012R08478; amended by the First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832; and amended by the Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623 and Point Cove Condominium Addendum as recorded in Volume 1 of Condominium Plats, Page 44 as Document number 2012R13624; and amended by the Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947 and Point Cove Condominium Addendum #2 as recorded in Volume 1 of Condominium Plats, Page 49 as Document number 2014R02948; and amended by the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552 and Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553; and amended by the Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650 and Point Cove Condominium Addendum #4 as recorded in Volume 1 of Condominium Plats, Page 65 as Document number 2018R05651; and amended by the Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467 and Point Cove Condominium Addendum #5 as recorded in Volume 1 of Condominium Plats, Page 66 as Document number 2018R08468; being part of Lots 1 through 4 inclusive of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps, Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

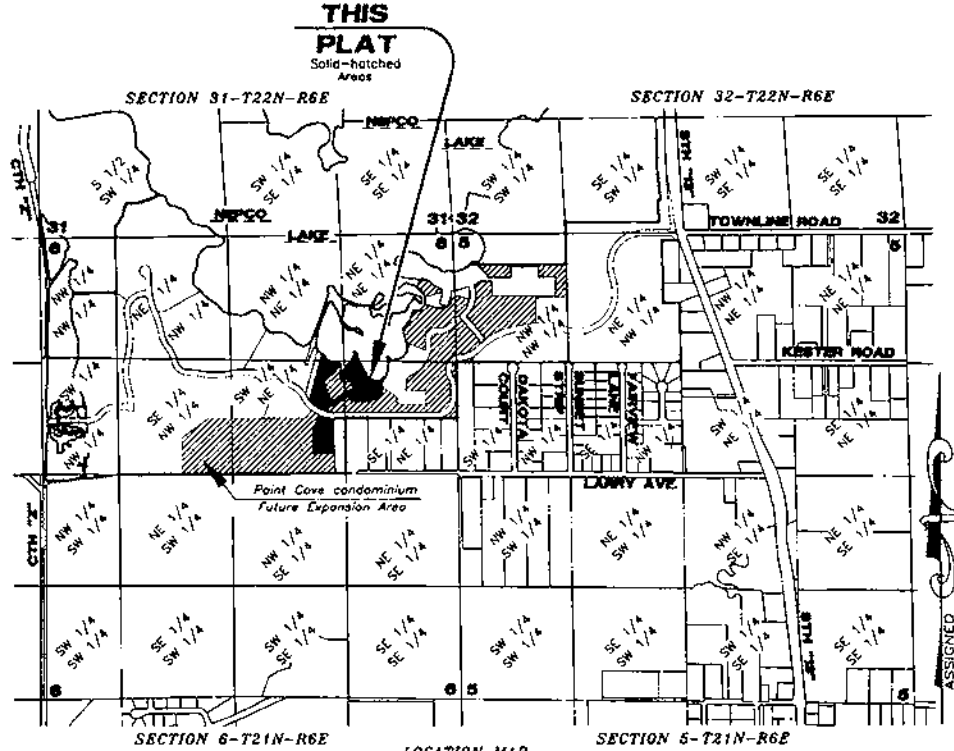
EXHIBIT B

**POINT COVE CONDOMINIUM ADDENDUM #3
(See Attached Plat as the next page)**

Point Cove

condominium addendum #3

Part of Lot 5 and part of Lot 4 of Wood County Certified Survey Map number 9484 as recorded in Volume 33 of Survey Maps on Page 169 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Sorotoga, Wood County, Wisconsin.

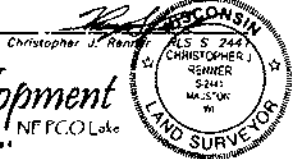


LOCATION MAP
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, hereby certify that I am a Licensed Land Surveyor authorized to practice that profession in this state; and
 That I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statute, Wood County Ordinance #701 and the Town of Sorotoga Building Code Ordinance No. 03-21-2007A, as amended; and
 That I have surveyed and mapped the property described and shown upon these sheets of this Condominium Plat at the direction of Brad Pavloski for Great Northern Timber Company, LLC, owner; and
 That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and
 That the identification and location of each unit and the common elements can be determined from the plat.

Date: 20 JUNE 2014



Pavloski Development
 Castle Rock Lake NFFCO Lake

2014 Highway 20 South, Suite 4
 P.O. Box 3444
 Sorotoga, WI 54482-3444
 Office: 920-260-1777

COUNTY OF WOOD:

The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove be and hereby is approved in compliance with the Wood County Shoreland Zoning Ordinance #704 and Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701.

Date: June 23, 2014 *Jan R. [Signature]*
 Plat Review Officer

Volume 1 of Condominium Plats, Page 50

Call the CYP/MS/SEA Job Field Book File Page File
 PREPARED BY:
 Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI 54495-1027



2014R04553

SUSAN E. CENTER
 WOOD COUNTY
 REGISTER OF DEEDS
 RECORDED ON
 06/23/2014 11:25AM
 REC FEE: 50.00
 CDP# 11:
 PAGES: 8

Pavloski Development

Point Cove

condominium addendum #3

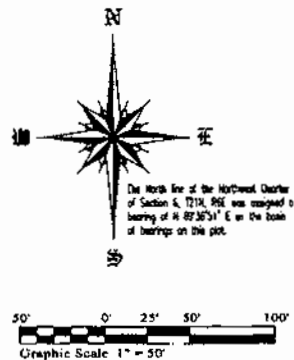
Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 of Document number 2012R07888. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Pauloski Development
 Castle Rock Lake NEPCO Lake

NEPCO Lake
 2624 Highway 20 South - Site 6
 Waupaca, Wisconsin 54984
 Office Fax: 920-568-7777

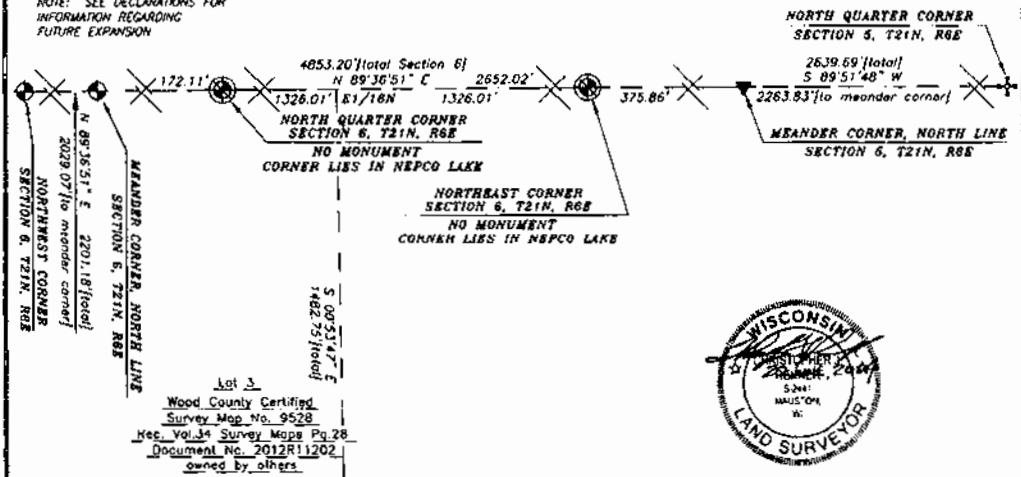
LEGEND:

- Harrison cast iron monument, found
- Waupaca cast iron monument, found
- 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- 2 1/2" O.D. round iron pipe, found
- Chusalea Cross in concrete, found
- 1" O.D. round iron pipe with plastic cap, found
- 1 1/4" O.D. round iron pipe with plastic cap, found
- 1 1/4" round iron rod, found
- 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per linear ft.
- 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per linear ft.
- Recorded as
- Vinculum / Ownership tie
- Planned Future Unit



29 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



Point Cove
 Addendum #3
 Phase III - Units 29-38
 312427 sq. ft 378010± sq. ft
 7.17 Acres 8.68± Acres
 {to meander line} {total}

Unit Area Table

Number	Area to Meander Line	Total Area±
Unit 29	10671 Sq. Ft. 0.24 Acres	15256 Sq. Ft. 0.35 Acres
Unit 30	7591 Sq. Ft. 0.17 Acres	11878 Sq. Ft. 0.27 Acres
Unit 31	8695 Sq. Ft. 0.19 Acres	11464 Sq. Ft. 0.26 Acres
Unit 32	8704 Sq. Ft. 0.20 Acres	11146 Sq. Ft. 0.26 Acres
Unit 33	7472 Sq. Ft. 0.17 Acres	13086 Sq. Ft. 0.30 Acres
Unit 34	4973 Sq. Ft. 0.11 Acres	77340 Sq. Ft. 0.63 Acres
Unit 35	7165 Sq. Ft. 0.16 Acres	13903 Sq. Ft. 0.32 Acres
Unit 36	7965 Sq. Ft. 0.18 Acres	15870 Sq. Ft. 0.36 Acres
Unit 37	6775 Sq. Ft. 0.16 Acres	11491 Sq. Ft. 0.26 Acres
Unit 38	12341 Sq. Ft. 0.28 Acres	18440 Sq. Ft. 0.42 Acres

NEPCO Lake

See Sheet 3 of 8

See Sheet 4 of 8

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Surlago, Wood County, Wisconsin.

Pauloski Development
 Castle Rock Lake NEPCo Lake

2024 Highway 66 South, Suite 4
 Neenah, Wisconsin 54956
 Office: 920-66-7777

The North line of the Northeast Quarter of Section 6, T21N, R6E, was assigned a bearing of N 89°25'11" E as the basis of bearings on this plat.



CN1/16 1,331.13' "Terror Lands" No structures are shown
 Wood County Plat of SouthShore at NEPCo Lake Volume 13 of Plats of Page 82 Document Number 2012R00475

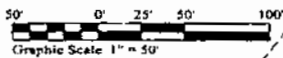


LEGEND:

- ⊙ - Harrison cast iron monument, found
- ⊙ - Waupaca cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ✕ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- ⊙ - 1" O.D. round iron pipe with plastic cap, found
- ⊙ - 1 1/4" O.D. round iron pipe with plastic cap, found
- - 1 1/4" round iron rod, found
- - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () - Recorded as
- - Vicinium / Ownership tie
- ⊠ - Planned Future Unit

29 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



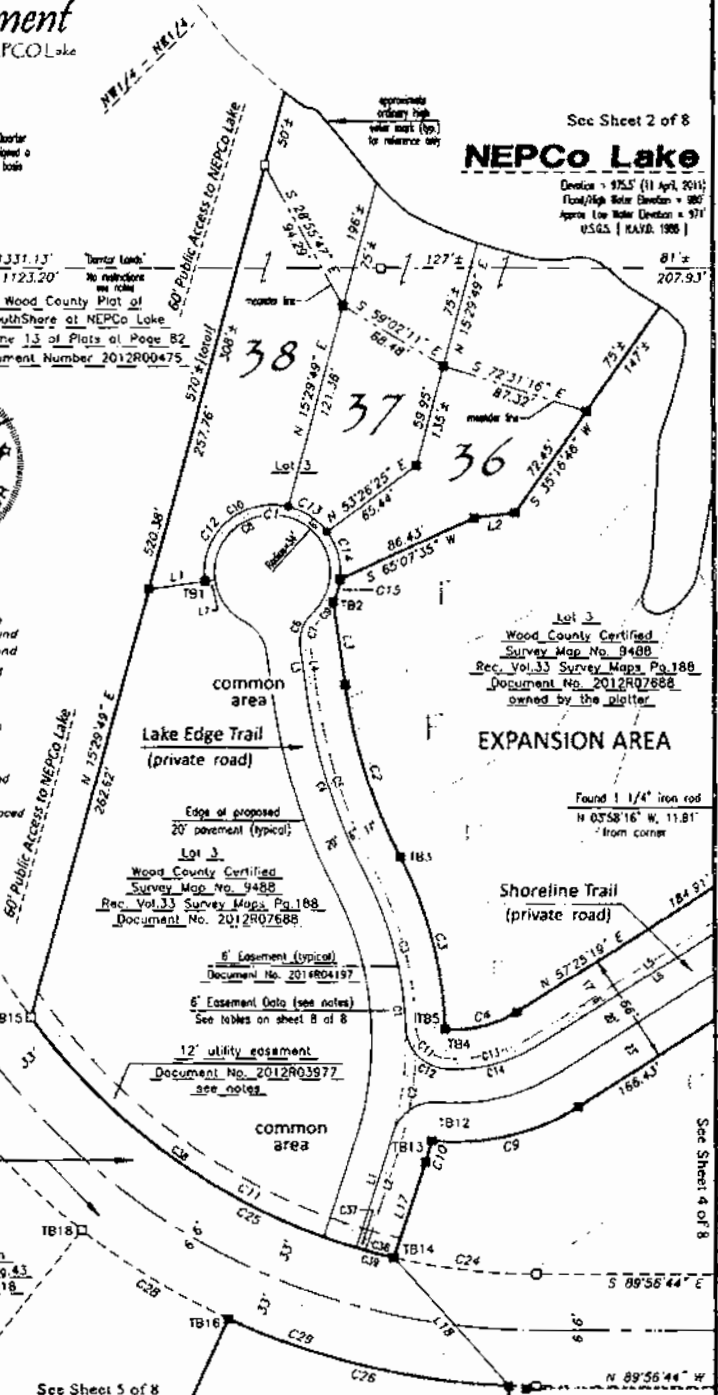
See Sheet 5 of 8

See Sheet 2 of 8

NEPCo Lake

Device - 975.5' (11 April, 2011)
 Flood/High Water Elevation = 985'
 Approx. Low Water Elevation = 971'
 U.S.G.S. (NAVD: 1988)

81 ±
 207.93'



EXPANSION AREA

Lot 3
 Wood County Certified Survey Map No. 9488
 Rec. Vol. 33 Survey Maps Pg. 188
 Document No. 2012R07688
 owned by the platter

Found 1 1/4" iron rod
 N 05°58'16" W, 11.81'
 from corner

Shoreline Trail (private road)

Lot 3
 Wood County Certified Survey Map No. 9488
 Rec. Vol. 33 Survey Maps Pg. 188
 Document No. 2012R07688

6' Easement (typical)
 Document No. 2012R04197

6' Easement (Data (see notes))
 See tables on sheet 8 of 8

12' utility easement
 Document No. 2012R03977
 see notes

SouthShore Drive

common area

Beach Bay Condominium
 Rec. Vol. 1 Condo Plats, Pg. 43
 Document No. 2012R11318
 owned by others

See Sheet 4 of 8

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 2 of 8



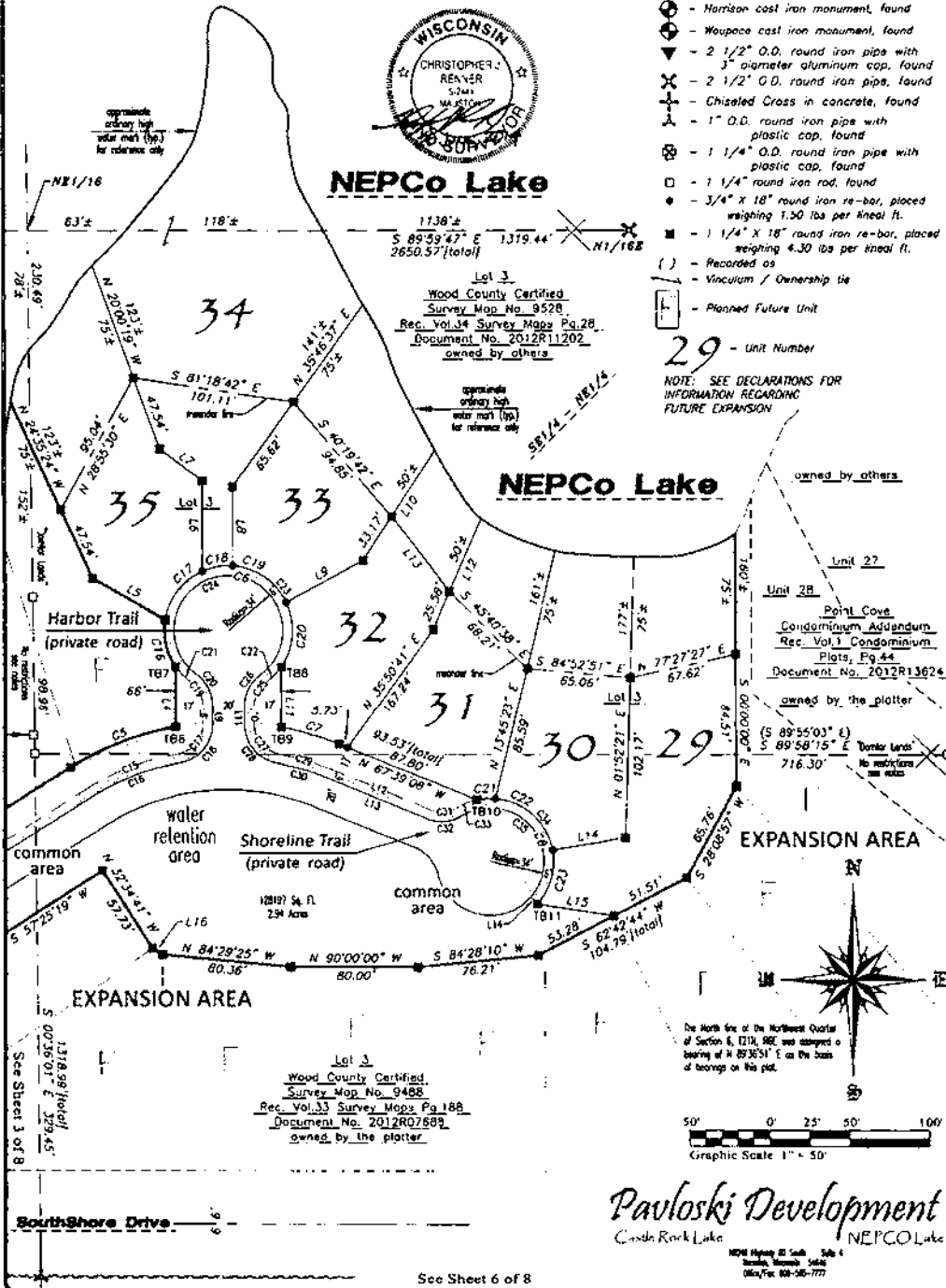
NEPCo Lake

LEGEND:

- - Harrison cast iron monument, found
- - Waupeca cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ✕ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- ⊗ - 1" O.D. round iron pipe with plastic cap, found
- ⊗ - 1 1/4" O.D. round iron pipe with plastic cap, found
- - 1 1/4" round iron rod, found
- - 3/4" x 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" x 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () - Recorded as
- Vicinium / Ownership tie
- Planned Future Unit

29 - Unit Number

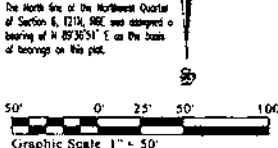
NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



Lot 3
Wood County Certified
Survey Map No. 9528
Rec. Vol. 34 Survey Maps Pg. 28
Document No. 2012R11202
owned by others

Lot 3
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plotter

Unit 27
Unit 28
Point Cove
Condominium Addendum
Rec. Vol. 1 Condominium
Plats, Pg. 44
Document No. 2012R13626
owned by the plotter



Pavloski Development
Canda Rock Lake NEPCo Lake
1001 Highway B South, Suite 4
Saratoga, Wisconsin 54484
Office/Fax: 800-260-7777

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

Number	Bearing
TB1	N 07°54'03" W
TB2	N 26°30'38" E
TB3	N 27°14'24" W
TB4	N 01°13'21" W
TB5	S 84°55'36" E
TB6	N 79°43'19" E
TB7	N 34°18'03" W
TB8	N 34°31'20" E
TB9	N 79°30'02" W
TB10	N 27°56'11" E
TB11	N 42°05'01" E
TB12	S 15°03'59" W
TB13	S 84°00'33" E
TB14	N 76°51'20" W
TB15	N 36°08'10" W
TB16	N 65°18'57" W
TB17	N 87°49'21" W
TB18	N 51°57'42" W

Lot 4
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plotter

designated private onsite
wastewater treatment systems area
Units 29-38 (see notes)

Point Cove

Addendum #3

Phase III - Units 29-38

Lot 4
Wood County Certified
Survey Map No. 9488
Rec. Vol. 33 Survey Maps Pg. 188
Document No. 2012R07688
owned by the plotter



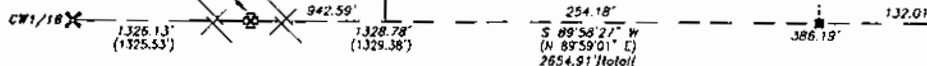
LEGEND:

- - Harrison cast iron monument, found
- - Waupaca cast iron monument, found
- ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ✕ - 2 1/2" O.D. round iron pipe, found
- ⊕ - Chiseled Cross in concrete, found
- ⊕ - 1" O.D. round iron pipe with plastic cap, found
- ⊕ - 1 1/4" O.D. round iron pipe with plastic cap, found
- - 1 1/4" round iron rod, found
- - 3/8" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () - Recorded as
- - Vacuulum / Ownership tie
- ⊠ - Planned Future Unit

29 - Unit Number

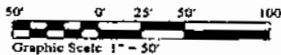
NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION

CENTER QUARTER CORNER
SECTION 6, TR1N. R8E



Pavloski Development
Castle Rock Lake NP, CO Lake

2024 Platting 85 South, Suite 4
Madison, Wisconsin 53708
Office: 608-266-7771



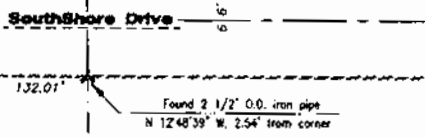
Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume JJ of Survey Maps on Page 188 as Document number 2012HU7688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 4 of 8

Pauloski Development
Castle Rock Lake NE PCO Lake



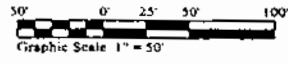
Lot 3
Wood County Certified
Survey Map No. 412
Rec. Vol. 2 Survey Maps Pg. 112
Document No. 494318
owned by others

LEGEND:

- ⊙ - Harrison cast iron monument, found
- ⊙ - Wausau cast iron monument, found
- ⊙ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ⊙ - 2 1/2" O.D. round iron pipe, found
- ⊙ - Chiseled Cross in concrete, found
- ⊙ - 1" O.D. round iron pipe with plastic cap, found
- ⊙ - 1 1/4" O.D. round iron pipe with plastic cap, found
- ⊙ - 1 1/4" round iron rod, found
- ⊙ - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
- ⊙ - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
- () - Recorded as
- V - Vinculum / Ownership tie
- F - Planned Future Unit

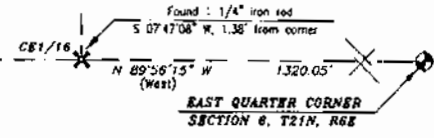
29 - Unit Number

NOTE: SEE DECLARATIONS FOR INFORMATION REGARDING FUTURE EXPANSION



Line Data Table		
Number	Direction	Distance
L1	N 82°05'57" E	33.19'
L2	S 82°26'48" W	24.15'
L3	S 07°54'03" E	49.41'
L4	N 00°06'39" E	38.69'
L5	N 80°19'54" W	52.32'
L6	N 00°00'00" E	52.25'
L7	N 52°29'23" W	33.18'
L8	N 00°00'00" E	50.30'
L9	N 61°47'18" E	53.03'
L10	N 32°51'34" E	83.2'
L11	N 00°06'39" E	38.69'
L12	N 23°51'41" E	76.2'
L13	S 37°29'46" E	59.48'
L14	N 79°56'55" E	46.39'
L15	N 01°11'57" W	48.49'
L16	N 59°44'56" W	7.35'
L17	S 18°18'12" W	58.94'
L18	S 41°39'49" E	100.80'

Curve Data Table					
Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	40.00'	214°24'41"	S 80°41'42.5" E	76.42'	149.69'
C2	312.00'	19°20'21"	S 17°34'13.5" E	106.49'	102.00'
C3	233.00'	28°01'03"	S 14°13'52.5" E	104.90'	105.80'
C4	87.00'	37°39'05"	N 76°14'51.5" E	43.24'	44.03'
C5	183.00'	22°18'00"	N 88°34'19" E	70.78'	21.22'
C6	40.00'	248°49'23"	S 89°53'21.5" E	68.00'	173.71'
C7	183.00'	11°30'54"	S 73°34'38" E	37.78'	37.84'
C8	40.00'	144°08'50"	S 29°59'24" E	76.72'	100.63'
C9	133.00'	38°34'08"	S 76°42'23" W	87.85'	89.53'
C10	233.00'	3°14'13"	S 16°41'05.5" W	13.16'	13.16'
C11	387.00'	40°43'10"	N 36°29'45" W	255.37'	260.62'
C12	40.00'	111°43'26"	S 47°57'40" W	66.22'	78.00'
C13	40.00'	39°37'02"	N 56°22'06" W	27.11'	27.66'
C14	40.00'	42°46'26"	N 15°10'22" W	29.17'	29.66'
C15	40.00'	20°17'47"	S 78°21'44.5" W	74.10'	14.17'
C16	40.00'	43°30'48"	N 12°32'39" W	29.85'	30.38'
C17	40.00'	56°56'02"	N 37°40'46" E	38.13'	39.75'
C18	40.00'	27°54'17"	N 80°05'55.5" E	19.29'	19.48'
C19	40.00'	60°23'32"	S 55°45'10" E	40.24'	42.16'
C20	40.00'	60°04'44"	S 04°28'58" W	40.05'	41.94'
C21	40.00'	16°43'09"	N 86°17'45.5" E	11.83'	11.67'
C22	40.00'	75°17'36"	S 47°41'52" E	48.86'	52.56'
C23	40.00'	52°08'05"	S 16°00'56.5" W	35.15'	36.40'
C24	367.00'	13°05'24"	N 83°24'02" W	83.86'	83.85'
C25	367.00'	53°48'34"	N 63°02'27" W	332.14'	344.67'
C26	433.00'	22°30'24"	S 76°34'09" E	169.00'	170.10'
C27	433.00'	2°07'23"	S 88°53'02.5" E	16.04'	16.04'
C28	433.00'	13°21'10"	N 58°38'22" W	100.68'	100.91'
C29	433.00'	37°58'57"	N 70°57'15.5" W	281.82'	287.05'



See Sheet 5 of 8

(M 19.00 N) 3 - 10.95.00

(00048) 60.00

132.01'

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION - Phase III, Units 29-38

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of said Section 6, thence N 89°36'51" E along the North line of the Northwest Quarter of said Section 6 a distance of 2201.18 feet to the North Quarter corner of said Section 6, thence N 89°36'51" E along the North line of the Northeast Quarter of said Section 6 a distance of 1326.01 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 6, thence S 00°53'47" E along the East line of the Northwest Quarter of the Northeast Quarter of said Section 6 a distance of 1402.75 feet to the Southeast corner thereof, thence S 00°36'01" E along the East line of the Southwest Quarter of the Northeast Quarter of said Section 6 a distance of 1318.99 feet to the Southeast corner thereof, thence S 89°58'27" W along the South line of said Southwest Quarter of the Northeast Quarter and the South line of Lot 4 of Wood County Certified Survey Map number 9488 a distance of 386.19 feet, thence N 00°36'01" W a distance of 238.26 feet to the POINT OF BEGINNING, thence continuing N 00°36'01" W a distance of 292.03 feet to the South right-of-way line of SouthShore Drive and a non-tangent curve to the left which has a radius of 433.00 feet, a delta angle of 22°30'24" and a chord that bears S 76°34'09" E a distance of 169.00 feet, thence along the arc of said curve and said South right-of-way line a distance of 170.10 feet, thence N 41°39'49" W a distance of 100.80 feet to the North right-of-way line of said SouthShore Drive and a non-tangent curve to the right which has a radius of 387.00 feet, a delta angle of 40°43'10" and a chord that bears N 56°29'45" W a distance of 255.37 feet, thence along the arc of said curve and said North right-of-way line a distance of 260.82 feet to the Southeast corner of the 60 foot public access to NEPCo Lake of the Wood County Plot of SouthShore of NEPCo Lake, thence N 15°29'49" E along the East line of said 60 foot public access to NEPCo Lake a distance of 520.38 feet to a meander line of NEPCo Lake, thence S 28°55'49" E along said meander line a distance of 94.29 feet, thence S 59°02'11" E along said meander line a distance of 68.48 feet, thence S 72°31'18" E along said meander line a distance of 87.32 feet, thence S 35°16'46" W a distance of 72.45 feet, thence S 82°26'48" W a distance of 24.10 feet, thence S 65°07'35" W a distance of 86.43 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 20°17'47" and a chord that bears S 16°21'44.5" W a distance of 14.10 feet, thence along the arc of said curve a distance of 14.17 feet, thence S 07°54'03" E a distance of 49.41 feet to a curve to the left which has a radius of 317.00 feet, a delta angle of 19°20'21" and a chord that bears S 17°34'13.5" E a distance of 106.49 feet, thence along the arc of said curve a distance of 107.00 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 26°01'03" and a chord that bears S 14°13'52.3" E a distance of 104.90 feet, thence along the arc of said curve a distance of 105.80 feet to a cusp and a non-tangent curve to the left which has a radius of 67.00 feet, a delta angle of 37°39'05" and a chord that bears N 76°14'51.5" E a distance of 43.24 feet, thence along the arc of said curve a distance of 44.03 feet, thence N 57°25'19" E a distance of 184.91 feet to a curve to the right which has a radius of 183.00 feet, a delta angle of 22°18'00" and a chord that bears N 68°34'19" E a distance of 70.78 feet, thence along the arc of said curve a distance of 71.22 feet, thence N 00°06'39" E a distance of 38.69 feet to a non-tangent curve to the right which has a radius of 40.00 feet, a delta angle of 43°30'48" and a chord that bears N 12°32'39" W a distance of 29.65 feet, thence along the arc of said curve a distance of 30.38 feet, thence N 60°19'54" W a distance of 52.32 feet, thence N 24°35'24" W a distance of 47.54 feet to a meander line of NEPCo Lake, thence the following bearings and distances along said meander line, N 26°55'30" E a distance of 95.04 feet, thence S 81°18'42" E a distance of 101.11 feet, thence S 40°19'42" E a distance of 94.65 feet, thence S 37°29'46" E a distance of 59.48 feet, thence S 45°40'38" E a distance of 68.21 feet, thence S 84°52'51" E a distance of 65.06 feet, thence N 77°27'21" E a distance of 67.62 feet, thence departing from said meander line, S 00°00'00" E a distance of 84.51 feet, thence S 78°08'57" W a distance of 65.76 feet, thence S 62°42'44" W a distance of 104.79 feet, thence S 84°28'10" W a distance of 76.21 feet, thence N 90°00'00" W a distance of 80.00 feet, thence N 84°29'25" W a distance of 80.36 feet, thence N 59°44'56" W a distance of 7.35 feet, thence N 32°34'41" W a distance of 57.73 feet, thence S 57°25'19" W a distance of 166.43 feet to a curve to the right which has a radius of 133.00 feet, a delta angle of 38°54'08" and a chord that bears S 76°42'23" W a distance of 87.85 feet, thence along the arc of said curve a distance of 89.53 feet to a cusp and a non-tangent curve to the right which has a radius of 233.00 feet, a delta angle of 3°14'13" and a chord that bears S 16°41'05.5" W a distance of 13.16 feet, thence along the arc of said curve a distance of 13.16 feet, thence S 18°18'12" W a distance of 58.94 feet to the North right-of-way line of said SouthShore Drive, thence S 41°39'49" E a distance of 100.80 feet to the South right-of-way line of said SouthShore Drive, thence S 00°36'01" E a distance of 423.32 feet, thence S 89°58'27" W a distance of 244.18 feet to the POINT OF BEGINNING.

Including all taxes lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCo Lake. Subject to easements, covenants, restrictions and right-of-ways of record.



Paulaski Development
 Castle Rock Lake NEPCo Lake
 9226 Highway 89 South, Suite 4
 Appleton, Wisconsin 54914
 (920) 833-5677

Point Cove

condominium addendum #3

Part of Lot 3 and part of Lot 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

6' Easement Line Data Table		
Number	Direction	Distance
L1	N 18°18'12" E	60.25'
L2	S 18°18'12" W	60.00'
L3	N 07°54'03" E	24.52'
L4	S 07°54'03" E	24.52'
L5	N 57°25'19" E	184.91'
L6	S 57°25'19" W	184.91'
L7	S 87°00'59" W	6.00'
L8	N 00°06'39" E	12.14'
L9	S 00°06'39" W	12.14'
L10	S 00°06'39" W	12.14'
L11	N 00°06'39" E	12.14'
L12	S 87°39'08" E	68.64'
L13	N 87°39'08" E	68.64'
L14	N 47°54'59" W	6.00'

NOTES:

Point Cove Condominium is subject to a "Waiver of Claims Agreement", recorded as Document No. 2011R03193 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 allow for no on site septic systems, holding tanks only. - shown as "Domitor Lands"

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as Document number 2012R0900/ as Amended and Restated in Document number 2012R11083 as Amended and Restated in Document number 2013R03108 and as Amended and Restated in Document number 2014R00300.

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:

- Declaration - Document number 2012R08477
- Condominium Plat - Document number 2012R08478
- First Amendment - Document number 2012R08812
- Second Amendment - Document number 2012R13623
- Condominium Addendum - Document number 2012R13624
- Third Amendment - Document number 2014R02847
- Condominium Addendum #2 - Document number 2014R02948

12' Utility Easement, underground and overhead recorded as Document number 2012R09173 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Salarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

6' Utility Easement, underground and overhead recorded as Document number 2014R04197 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Salarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

The Declarant and its affiliates, and their successors and assigns, hereby reserve a permanent easement over and across all private roads and access ways within Point Cove Condominium for the benefit of other lands owned or acquired by the Declarant, its affiliates, and their successors and assigns. See Declarations for more information.

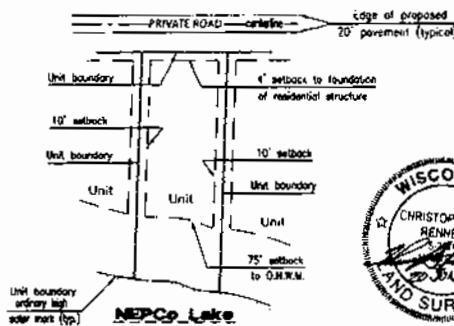
The designated private onsite wastewater treatment system for Units 29-33 will also be serving five additional future units for a total of ten units.

The designated private onsite wastewater treatment system for Units 34-38 will also be serving five additional future units for a total of ten units.

The common area where the designated private onsite wastewater treatment systems for units 29-38 is located is part of Lot 4 of Wood County Certified Survey Map number 9488. All remaining areas are part of Lot 3 of Wood County Certified Survey Map number 9488.

32' Easement Curve Data Table				
Point	Radius	Delta Angle	Chord Bearing	Chord Length
C1	210.00'	45°32'36"	N 04°28'08" W	162.57'
C2	216.00'	15°50'09"	S 10°23'07.5" W	56.51'
C3	216.00'	25°34'28"	S 14°27'10" E	85.62'
C4	340.00'	19°20'51"	N 17°34'33.5" E	114.24'
C5	334.00'	19°20'51"	S 17°34'33.5" E	112.20'
C6	21.00'	53°36'51"	N 18°54'22.5" E	22.55'
C7	19.00'	53°36'51"	S 18°54'22.5" W	12.14'
C8	34.00'	233°36'51"	N 71°05'37.5" W	60.69'
C9	40.00'	19°12'10"	S 36°06'43" W	13.34'
C10	40.00'	233°36'51"	S 71°05'37.5" E	71.40'
C11	19.00'	84°49'56"	S 44°04'53.5" E	25.63'
C12	25.00'	46°19'09"	N 63°20'16.5" W	19.66'
C13	84.00'	36°04'50"	N 75°27'44" E	52.03'
C14	90.00'	36°04'50"	S 75°27'44" W	55.74'
C15	186.00'	21°47'00"	N 68°18'49" E	82.23'
C16	180.00'	21°47'00"	S 68°18'49" W	60.48'
C17	19.00'	79°05'40"	N 39°39'58" E	24.29'
C18	25.00'	79°05'40"	S 39°39'58" W	31.84'
C19	19.00'	53°36'51"	N 28°41'48.5" W	12.14'
C20	25.00'	53°36'51"	S 28°41'48.5" E	22.55'
C21	40.00'	19°12'10"	N 43°49'07.5" W	13.34'
C22	40.00'	19°12'10"	S 44°07'25" W	13.34'
C23	40.00'	287°13'42"	S 89°53'21" E	47.48'
C24	34.00'	287°13'42"	N 89°53'21" W	60.34'
C25	19.00'	53°36'51"	S 28°50'04.5" W	12.14'
C26	25.00'	53°36'51"	N 28°50'04.5" E	22.55'
C27	19.00'	79°05'40"	S 39°34'11" E	24.29'
C28	25.00'	79°05'40"	N 39°35'11" W	31.84'
C29	146.00'	11°19'53"	S 73°19'04.5" E	32.78'
C30	160.00'	11°19'53"	N 73°19'04.5" W	51.59'
C31	19.00'	53°36'51"	N 85°32'26.5" E	17.14'
C32	25.00'	53°36'51"	S 85°32'26.5" W	22.55'
C33	40.00'	19°12'10"	N 68°20'06" E	13.34'
C34	40.00'	163°11'00"	S 38°35'29" E	79.18'
C35	34.00'	163°11'00"	N 38°35'29" W	82.28'
C36	367.00'	2°59'37"	N 79°33'51.5" W	37.04'
C37	367.00'	0°58'14"	N 78°43'36" W	8.00'
C38	367.00'	17°07'19"	N 54°41'49.5" W	233.64'
C39	367.00'	3°35'51"	N 78°03'24.5" W	23.04'

RESIDENTIAL STRUCTURE
TYPICAL BUILDING ENVELOPES AND SETBACKS
NOT TO SCALE



The building setbacks, as shown herein are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.

Pauloski Development
Castle Rock Lake NEPCOLake

1874 Highway 10 South, Suite 4
Pewaukee, Wisconsin 53099
Phone: 262-967-7777

EXHIBIT C

POINT COVE CONDOMINIUM ADDENDUM #6
(See Attached Plat as the next page)

Point Cove

condominium addendum #6

Unit 32, Unit 33 and Unit 34 of Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477. First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02847. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650. Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467. Being part of Lot 3 of Wood County Certified Survey Map number 948B as recorded in Volume JJ of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

COUNTY OF WOOD:

The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove be and hereby is approved in compliance with Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701

Date: _____
Plat Renew Officer

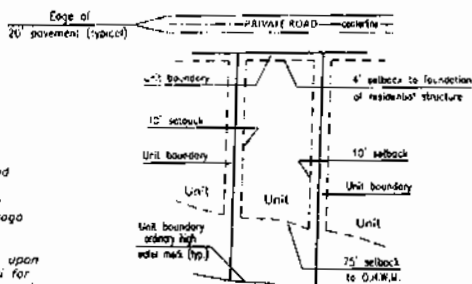
PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, hereby certify that I am a Professional Land Surveyor; and
That I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statutes, Wood County Ordinance #701, the Town of Saratoga Building Code Ordinance No. 9-7-18A and the Town of Saratoga Zoning Ordinance No. 04-20-18; and
That I have surveyed and mapped the property described and shown upon these sheets of this Condominium Plat at the direction of Brad Pavloski for Great Northern Timber Company, LLC, Declarant and agent to the owners; and
That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and
That the identification and location of each unit and the common elements can be determined from the plat.

Date: 30 July, 2019

Christopher J. Renner PLS No. 2441

RESIDENTIAL STRUCTURE TYPICAL BUILDING ENVELOPES AND SETBACKS NOT TO SCALE



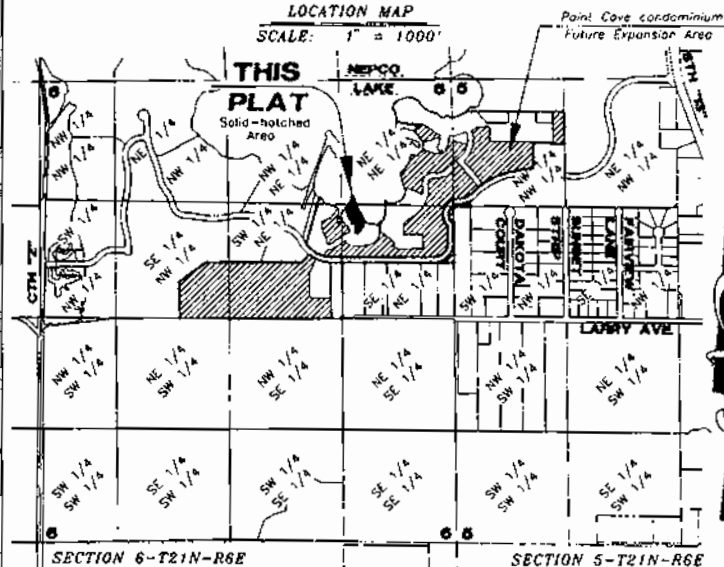
NEPCO Lake

The building setbacks, as shown hereon are to the furthest extension of any portion of the residential structure constructed on any unit unless otherwise indicated.



LOCATION MAP

SCALE: 1" = 1000'



Owners: Unit 32
David J. Ellerberger
Megan N. Ellerberger
3805 Bayberry Drive
Waukesha, WI. 53189

Owners: Unit 34
Donald E. Meredith and
Cherie A. Meredith, and
their successors in office,
as Co-Frustees of the
Donald E. Meredith and
Cherie A. Meredith,
Revocable Trust dated
01/07/2016
122 13th Avenue
Union Grove, WI. 53182

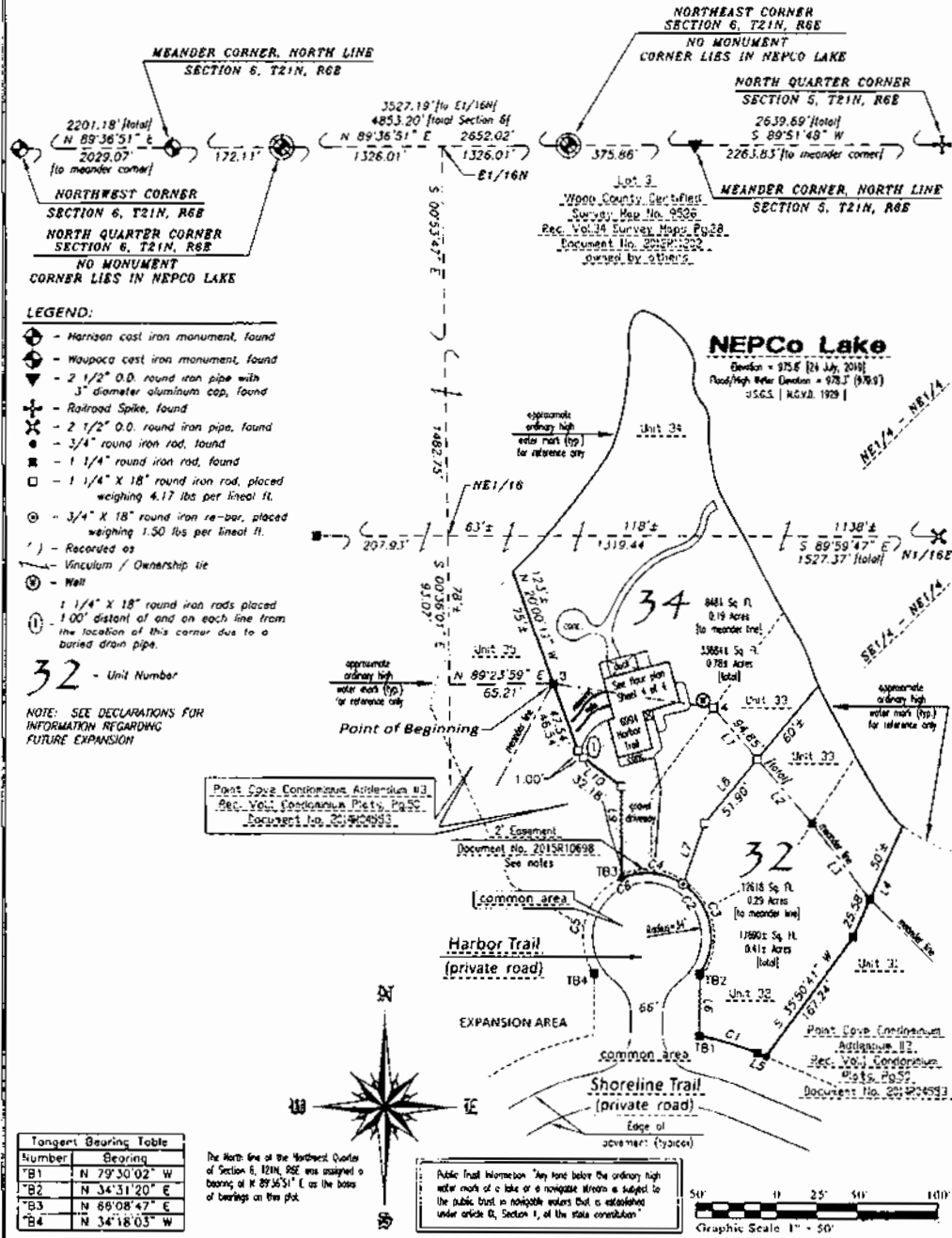
Fieldwork completed: 24 July, 2019
Field Book file: Page 216

PREPARED BY:
Great Northern Timber Company LLC
P.O. Box 1027
Wisconsin Rapids, WI. 54495-1027

Point Cove

condominium addendum #6

Unit 32, Unit 33 and Unit 34 of Point Cove Condominium Addendum #5 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477. First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R02650. Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467. Being part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688 located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



Point Cove

condominium addendum #6

Unit J2, Unit J3 and Unit J4 of Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plots, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477. First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650. Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467. Being part of Lot J of Wood County Certified Survey Map number 9488 as recorded in Volume JJ of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION:

Unit J2, Unit J3 and Unit J4 of Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plots, Page 50 as Document number 2014R04553. Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477. First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832. Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623. Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947. Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552. Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650. Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467. Being part of Lot J of Wood County Certified Survey Map number 9488 as recorded in Volume JJ of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of said Section 6, thence N 89°36'51" E along the North line of said Section 6 a distance of 3527.19 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 6, thence S 00°53'47" E along the West line of said Northeast Quarter of the Northeast Quarter a distance of 1487.75 feet to the Southwest corner thereof, thence S 00°36'01" E along the West line of the Southeast Quarter of the Northeast Quarter of said Section 6 a distance of 93.07 feet, thence N 89°23'59" E a distance of 65.21 feet to a meander corner on the West line of Unit J4 of Point Cove Condominium Addendum #3 and the POINT OF BEGINNING, thence the following bearings and distances along a meander line of Nepeca Lake, S 81°18'42" E a distance of 101.11 feet, thence S 40°19'42" E a distance of 94.85 feet, thence S 37°29'46" E a distance of 59.48 feet to the Easterly line of Unit J2 of Point Cove Condominium Addendum #3, thence departing from said meander line the following bearings and distances along Units J2, J3 and J4 of said Point Cove Condominium Addendum #3, S 23°51'41" W a distance of 25.58 feet, thence S 35°50'41" W a distance of 167.24 feet, thence N 67°39'08" W a distance of 5.73 feet to a curve to the left which has a radius of 163.00 feet, a delta angle of 11°50'54" and a chord that bears N 73°34'35" W a distance of 37.78 feet, thence along the arc of said curve a distance of 37.84 feet, thence N 00°06'39" E a distance of 38.69 feet to a non-tangent curve to the left which has a radius of 40.00 feet, a delta angle of 148°22'33" and a chord that bears N 39°39'56.5" W a distance of 76.97 feet, thence along the arc of said curve a distance of 103.58 feet, thence N 00°00'00" E a distance of 57.25 feet, thence N 52°29'27" W a distance of 33.18 feet, thence N 20°00'19" W a distance of 47.54 feet to a meander corner on the West line of said Unit J4 and the POINT OF BEGINNING.

Including all lands lying between the unit lines extended, the meander line and the ordinary high water mark of NEPCO Lake Subject to easements, covenants, restrictions and right-of-ways of record.

NOTES:

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as the following documents:
 Declaration - Document no. 2012R09007
 Amended and Restated - Doc. no. 2012R11083
 2nd Amended and Restated - Doc. no. 2013R03108
 3rd Amended and Restated - Doc. no. 2014R00300
 4th Amended and Restated - Doc. no. 2017R02489

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:
 Declaration - Document number 2012R08477
 Condominium Plat - Document number 2012R08478
 First Amendment - Document number 2012R08832
 Second Amendment - Document number 2012R13623
 Condominium Addendum - Document number 2012R13624
 Third Amendment - Document number 2014R02947
 Condominium Addendum#2 - Document number 2014R02948
 Fourth Amendment - Document number 2014R04552
 Condominium Addendum#3 - Document number 2014R04553
 Fifth Amendment - Document number 2018R05650
 Condominium Addendum#4 - Document number 2018R05651
 Sixth Amendment - Document number 2018R08467
 Condominium Addendum#5 - Document number 2018R08468

Point Cove Condominium is subject to a "Waiver of Claims Agreement" recorded as Document No. 2011R03193 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 allow for no on site septic systems, holding tanks only.

Utility Easement, underground and overhead, 2 feet in width, recorded as Document number 2015R10698 to Wisconsin Power and Light Company; Wood County Telephone Company D/B/A Salarus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies

Units J2 and J4 will be served by the designated private onsite wastewater treatment systems area as shown on the Condominium Plat of Point Cove Condominium Addendum #3 recorded as Document number 2014R04553 and as defined in the Declaration.

NEPCO Lake elevations as shown herein are derived from the benchmark on the S.T.H. "J3" Bridge, structure B-71-62 which is a 2.5" cast iron disk in the Northeast abutment. Elevation provided by the Wisconsin Department of Transportation - 892.34' U.S.C.S. [N.C.V.D. 1929]

Number	Direction	Distance
L1	S 40°19'42" E	42.37'
L2	S 40°19'42" E	52.48'
L3	S 37°29'46" E	59.48'
L4	S 23°51'41" W	25.58'
L5	N 67°39'08" W	5.73'
L6	N 00°06'39" E	38.69'
L7	N 19°23'23" E	40.12'
L8	N 39°10'26" E	112.25'
L9	N 00°00'00" E	57.25'
L10	N 52°29'27" W	33.18'
3-4	S 81°18'42" E	101.11'

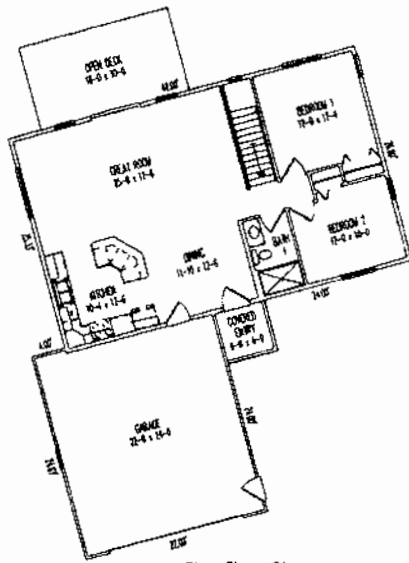
Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	163.00'	11°50'54"	N 73°34'35" W	37.78'	37.84'
C2	40.00'	148°22'33"	N 39°39'56.5" W	76.97'	103.58'
C3	40.00'	90°18'31"	N 10°36'55.5" W	56.70'	63.02'
C4	40.00'	58°06'02"	N 84°48'12" W	38.85'	40.56'
C5	40.00'	100°26'50"	S 15°55'22" W	61.48'	70.13'
C6	40.00'	240°49'23"	N 89°53'21.5" W	66.00'	173.71'

Point Cove

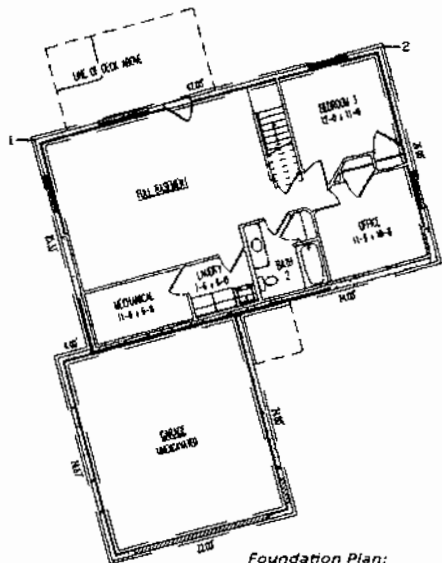
condominium addendum #6

Unit J2, Unit J3 and Unit J4 of Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats Page 50 as Document number 2014R04553 Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477 First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832 Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County Wisconsin recorded as Document number 2012R13623 Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947 Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552 Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650 Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467. Being part of Lot J of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Unit 34 - Residential Structure



First Floor Plan:
1/2" EQUAL SCALE FOOTING - 1/4"=1'-0"



Foundation Plan:

NOTE: Floor plans, interior dimensions and residential structure areas are per design plans supplied by Kurshinsky Drafting & Design. These dimensions and areas may not reflect as-built conditions.

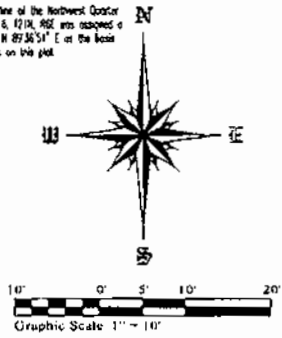
Residential Structure coordinates:

- 1 - N = 430596.68
E = 728389.06
- 2 - N = 430597.54
E = 728439.63

Unit Boundary coordinates:

- 3 - N = 430584.03
E = 728367.45
- 4 - N = 430568.76
E = 728467.40

The North line of the Northwest Quarter of Section 6, T21N, R6E, was assigned a bearing of N 89°30'54" E at the base of bearings on this plat.



Pavloski Development
Castle Rock Lake NEPCOLake

2014 State Street, Suite 100
Saratoga, Wisconsin 54586
920/746-6390-1111

EXHIBIT D

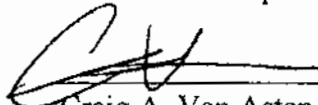
**CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS
(See Attached Written Consent forms as the next page)**

Consent to Relocate Boundaries and Merge Units

**Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin**

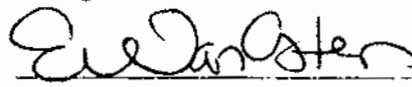
The undersigned, Craig A. Van Asten and Erin M. Van Asten owners of Unit 4 in Point Cove Condominium hereby give their consent for **David J. Ellenberger and Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith and Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 9/5/19



Craig A. Van Asten

Date: 9/5/19




Erin M. Van Asten

ACKNOWLEDGMENT

STATE OF WI)
) ss.
COUNTY OF Wood)

Personally came before me this 5 day of September, 2019, the above named Craig A. Van Asten and Erin M. Van Asten, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.



Tara O'Connor
Notary Public - State of WI
My commission expires: 10/19/19



CONSENT OF MORTGAGEE

The undersigned, Paper City Savings, mortgagee and lien holder of the above described land does hereby approve the consent set forth above to relocate the boundaries and merge Units 32, 33 and 34 into two units.

Date: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 2019, the above named _____, its _____ to me known to be the person(s) who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.

Notary Public - State of _____
My commission expires: _____

Consent to Relocate Boundaries and Merge Units

Re: **Point Cove Condominium**
Town of Saratoga, Wood County Wisconsin


Craig A. Van Asten and Erin M. Van Asten owners of Unit 4

Point Cove Condominium have given their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

CONSENT OF MORTGAGEE

The undersigned, Paper City Savings, mortgagee and lien holder of the above described land does hereby approve the consent set forth by the individual Unit owners to relocate the boundaries and merge Units 32, 33 and 34 into two units.

Date: 9/18/19

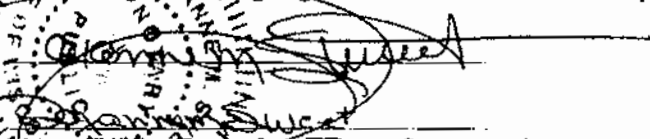

Paper City Savings
DEBRA A EDWARDS, EUP

ACKNOWLEDGMENT

STATE OF Wisconsin)

COUNTY OF Wood) ss.

Personally came before me this 18th day of SEPTEMBER, 2019, the above named DEBRA A EDWARDS its _____ to me known to be the person(s) who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.


Notary Public, State of WI County of Wood
My commission expires: 12/20/19

Consent to Relocate Boundaries and Merge Units

Re: **Point Cove Condominium**
Town of Saratoga, Wood County Wisconsin

The undersigned, Tadeusz Jankowski and Reta Kunz-Jankowski owners of Unit 6 in Point Cove Condominium hereby gives his consent for **David J. Ellenberger and Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith and Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 10/1/19

Tadeusz Jankowski

Date: Oct 1 - 2019

Reta Kunz-Jankowski

ACKNOWLEDGMENT

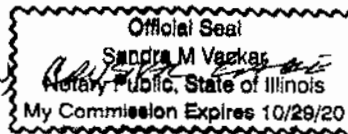
STATE OF ILLINOIS)

COUNTY OF McHenry) ss.

Personally came before me this 01 day of OCTOBER, 2019, the above named Tadeusz Jankowski and Reta Kunz-Jankowski, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Sandra M Vaekar

SANDRA M VAEKAR, 145 S. WAIN
Notary Public - State of IL
My commission expires: 10-29-20



Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin


Tadeusz Jankowski and Reta Kunz-Jankowski owners of Unit 6

Point Cove Condominium have given their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

CONSENT OF MORTGAGEE

The undersigned, Members' Advantage Credit Union, mortgagee and lien holder of the above described land does hereby approve the consent set forth above to relocate the boundaries and merge Units 32, 33 and 34 into two units.

Date: October 1, 2019


Members' Advantage Credit Union
Scott G. Vandehey - EVP

ACKNOWLEDGMENT
STATE OF Wisconsin

) ss.
COUNTY OF Wood

Personally came before me this 1st day of October, 2019, the above named Scott G. Vandehey, its E.V.P. to me known to be the person(s) who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.

Carol A. Wittig

Carol A. Wittig
Notary Public - State of WI
My commission expires: 8-19-21



Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

The undersigned, John Ritchay and Mary Ritchay owners of Unit 7 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: August 7, 2019

John Ritchay
John Ritchay

Date: Aug. 7, 2019

Mary E. Ritchay
Mary Ritchay

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
COUNTY OF WOOD)

Personally came before me this 7th day of Aug, 2019, the above named John Ritchay and Mary Ritchay, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Patricia A. Heeg
PATRICIA A. HEEG
Notary Public, State of WI
My commission expires: 3-20-2020

CONSENT OF MORTGAGEE

The undersigned, Nekoosa Port Edwards State Bank, mortgagee and lien holder of the above described land does hereby approve the consent set forth above to relocate the boundaries and merge Units 32, 33 and 34 into two units.

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
COUNTY OF WOOD)

Personally came before me this 7th day of Aug, 2019, the above named John & Mary Ritchay to me known to be the person(s) who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.

Patricia A. Heeg
PATRICIA A. HEEG
Notary Public - State of Wisconsin
My commission expires: 3-20-2020

Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

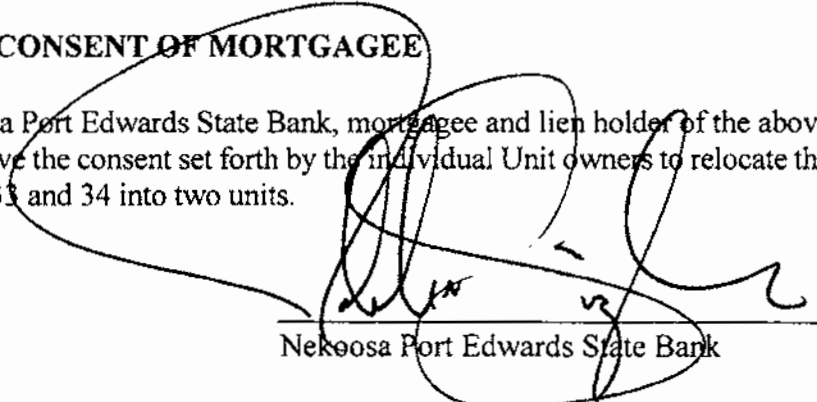
William Van Wie and Giovanna Van Wie owners of Unit 5;
John Ritchay and Mary Ritchay owners of Unit 7;
Eric M. Bergeron and Jennifer A Huntington owners of Unit 25;
Kevin J. Walleser and Jennifer Walleser owners of Unit 26;

Point Cove Condominium have given their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

CONSENT OF MORTGAGEE

The undersigned, Nekoosa Port Edwards State Bank, mortgagee and lien holder of the above described land does hereby approve the consent set forth by the individual Unit owners to relocate the boundaries and merge Units 32, 33 and 34 into two units.

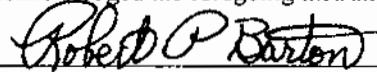
Date: 8-15-19


Nekoosa Port Edwards State Bank

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
COUNTY OF Wood)

Personally came before me this 15th day of August, 2019, the above named ROBB N SIGLER, its President to me known to be the person(s) who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.



ROBERT P BARTON
Notary Public - State of WISCONSIN
My commission expires: Oct 11, 2019

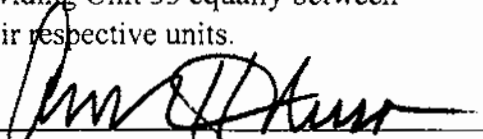


Consent to Relocate Boundaries and Merge Units

Re: **Point Cove Condominium**
Town of Saratoga, Wood County Wisconsin

The undersigned, Arne Nessa and Faye Nessa owners of Unit 10 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: Aug 5, 2019


Arne Nessa


Date: Aug. 5, 2019

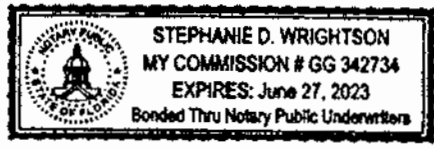

Faye Nessa

ACKNOWLEDGMENT

STATE OF Florida)
) ss.
COUNTY OF Sumter)

Personally came before me this 5th day of August, 2019, the above named Arne Nessa and Faye Nessa, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.


Stephanie D. Wrightson
Notary Public - State of Florida
My commission expires: 06/27/23



Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

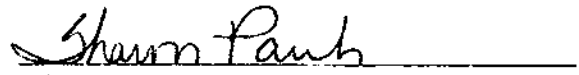
The undersigned, Patrick Parrish and Sharon Parrish owners of Unit 12 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 9/27/19



Patrick Parrish

Date: 9/27/19

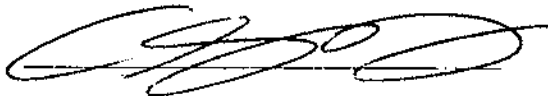


Sharon Parrish

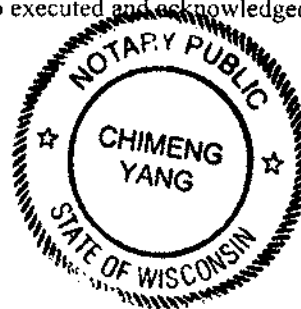
ACKNOWLEDGMENT

STATE OF WI)
) ss.
COUNTY OF DANE)

Personally came before me this 27 day of September, 2019, the above named Patrick Parrish and Sharon Parrish, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.



CHIMENG YANG
Notary Public - State of WI
My commission expires: 8/15/23



Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

The undersigned, Craig D. Smits and Sara A. Smits owners of Unit 14 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 8/16/2019

Craig D. Smits
Craig D. Smits

Date: 8/16/2019

Sara A. Smits
Sara A. Smits

ACKNOWLEDGMENT

STATE OF WI)
COUNTY OF Wood) ss.

Personally came before me this 16th day of August, 2019, the above named Craig D. Smits and Sara A. Smits, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Donna K Szymanski
Donna K Szymanski

Notary Public - State of WI
My commission expires: 2/12/19



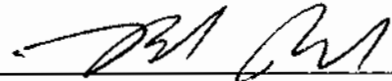
Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

The undersigned, Great Northern Timber Company, LLC owners of Units 15, 16, 30, 33 and 38 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Great Northern Timber Company, LLC

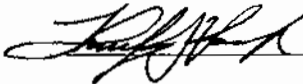
Date: 30 July, 2019


Brad Pavloski, member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF JUNEAU)

Personally came before me this 30th day of July, 2019, the above named Brad Pavloski, member of Great Northern Timber Company, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



Christopher J Renner
Notary Public - State of Wisconsin
My commission expires: 23 January, 2022

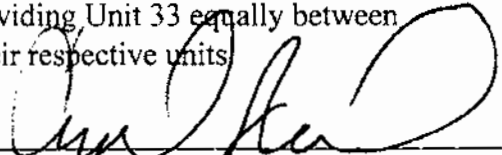


Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

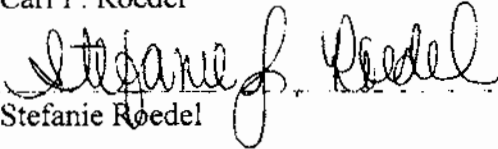
The undersigned, Carl P. Roedel and Stefanie Roedel owners of Unit 17 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units

Date: 9/5/19



Carl P. Roedel

Date: 9/5/19

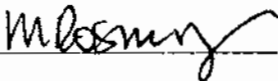


Stefanie Roedel

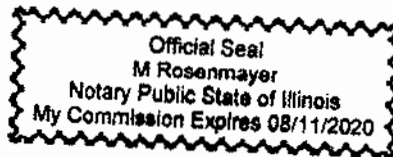
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF McHenry)

Personally came before me this 5 day of September, 2019, the above named Carl P. Roedel and Stefanie Roedel, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.



M. Rosenmayer
Notary Public - State of IL
My commission expires: 08/11/2020



Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin


Richard Neuville and Glorianne Neuville owners of Unit 3
Carl P. Roedel and Stefanie Roedel owners of Unit 17
Jason Gruszynski and Lynette Gruszynski owners of Unit 19 (f.k.a Units 18 and 19)

Point Cove Condominium have given their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

CONSENT OF MORTGAGEE

The undersigned, WoodTrust Bank, mortgagee and lien holder of the above described land does hereby approve the consent set forth by the individual Unit owners to relocate the boundaries and merge Units 32, 33 and 34 into two units.

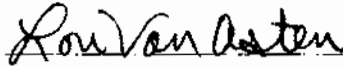
Date: 8/20/19


WoodTrust Bank



ACKNOWLEDGMENT
NOTARY PUBLIC
STATE OF Wisconsin)
) ss.
PUBLIC COUNTY OF WOOD)

Personally came before me this 20th day of August, 2019, the above named Jetta Ameyers, its Vice President to me known to be the person(s) who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.



Lori Van Asten

Notary Public - State of Wisconsin
My commission expires: 4-14-2023

Consent to Relocate Boundaries and Merge Units

Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

The undersigned, Eric M. Bergeron and Jennifer A Huntington owners of Unit 25 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 8-6-19

Eric M. Bergeron
Eric M. Bergeron

Date: 8-6-19

Jennifer A Huntington
Jennifer A Huntington

ACKNOWLEDGMENT

STATE OF WI)

) ss.

COUNTY OF Wood)

Personally came before me this 6th day of August, 2019, the above named Eric M. Bergeron and Jennifer A Huntington, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Trent M. Berg
Trent M. Berg - County Clerk
Notary Public - State of WI
My commission expires Jan 4, 2019
Term of 80044 WIS

CONSENT OF MORTGAGEE

The undersigned, Nekoosa Port Edwards State Bank, mortgagee and lien holder of the above described land does hereby approve the consent set forth above to relocate the boundaries and merge Units 32, 33 and 34 into two units.

ACKNOWLEDGMENT

STATE OF _____)

) ss.

COUNTY OF _____)

Personally came before me this ____ day of _____, 2019, the above named _____, its _____ to me known to be the person(s) who executed and acknowledged the foregoing instrument as an act of the corporation by its authority.

Notary Public - State of _____
My commission expires: _____

Consent to Relocate Boundaries and Merge Units

Re: **Point Cove Condominium**
Town of Saratoga, Wood County Wisconsin

The undersigned, Kevin J. Walleser and Jennifer Walleser owners of Unit 26 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 10/2/19

Kevin J. Walleser
Kevin J. Walleser

Date: 10/2/19

Jennifer Walleser
Jennifer Walleser

ACKNOWLEDGMENT

STATE OF WI)
) ss.
COUNTY OF Shubongar

Personally came before me this 2 day of October, 2019, the above named Kevin J. Walleser and Jennifer Walleser, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Mary J. Lorrison
NOTARY PUBLIC
Notary Public - State of WIS.
My commission expires: May 9, 2020
STATE OF WISCONSIN

Consent to Relocate Boundaries and Merge Units

Re: **Point Cove Condominium**
Town of Saratoga, Wood County Wisconsin

The undersigned, Steven J. Kliment and Margaret M. Kliment owners of Unit 28 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 8/2/19

Steven J. Kliment

Date: 8/7/19

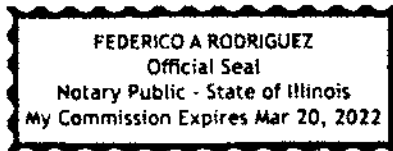
Margaret M. Kliment

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

Personally came before me this 7 day of August, 2019, the above named Steven J. Kliment and Margaret M. Kliment, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Notary Public - State of IL
My commission expires: 3/20/22



Consent to Relocate Boundaries and Merge Units

**Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin**

The undersigned, David J. Ellenberger and Megan N. Ellenberger owners of Unit 32 in Point Cove Condominium hereby give their consent for **David J. Ellenberger and Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith and Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 9/16/19

David J. Ellenberger

Date: 9/16/19

Megan N. Ellenberger

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
COUNTY OF Portage)

Personally came before me this 16th day of September, 2019, the above named David J. Ellenberger and Megan N. Ellenberger, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Notary Public - State of Wisconsin
My commission expires: 2/7/20



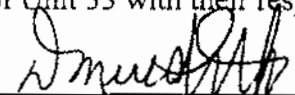
**My Commission Expires
February 7, 2020**

Consent to Relocate Boundaries and Merge Units

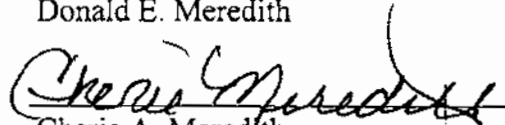
Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

The undersigned, Donald E. Meredith and Cherie A. Meredith, Revocable Trust owners of Unit 34 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith**, Revocable Trust owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 8/13/19


Donald E. Meredith


Date: 8/13/19


Cherie A. Meredith

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF Barnev)

Personally came before me this 13th day of August, 2019, the above named Donald E. Meredith and Cherie A. Meredith, Revocable Trust, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.



Ellen Galvan
Notary Public - State of WISCONSIN
My commission expires: 10-18-19

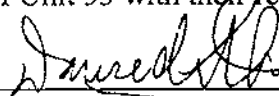


Consent to Relocate Boundaries and Merge Units

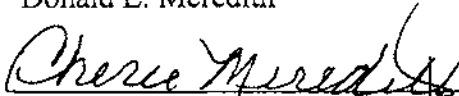
Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin

The undersigned, Donald E. Meredith and Cherie A. Meredith, Revocable Trust owners of Unit 35 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 8/5/19


Donald E. Meredith


Date: 8/5/19


Cherie A. Meredith

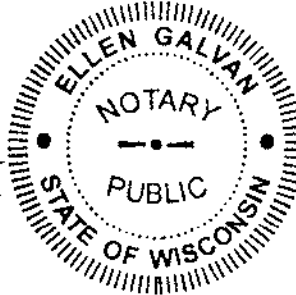
ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF Racine)

Personally came before me this 5th day of August, 2019, the above named Donald E. Meredith and Cherie A. Meredith, Revocable Trust, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.



Ellen Galvan
Notary Public - State of WISCONSIN
My commission expires: 10-18-19

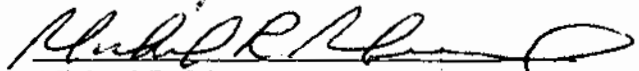


Consent to Relocate Boundaries and Merge Units

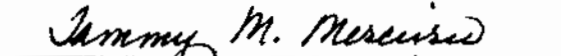
Re: **Point Cove Condominium**
Town of Saratoga, Wood County Wisconsin

The undersigned, Michael R. Mercurio and Tammy M. Mercurio, owners of Unit 36 (f.k.a. Units 36 and 37) in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust**, owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 9/16/19


 Michael R. Mercurio

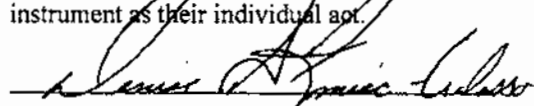
Date: 9/16/19


 Tammy M. Mercurio

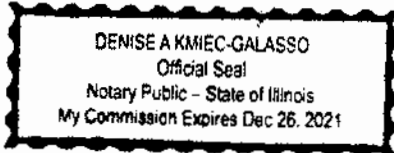
ACKNOWLEDGMENT

STATE OF Illinois)
) ss.
 COUNTY OF McHenry)

Personally came before me this 16 day of September, 2019, the above named Michael R. Mercurio and Tammy M. Mercurio, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.



Denise A. Kmiec-Galasso
 Notary Public - State of Illinois
 My commission expires: Dec. 26, 2021




Consent to Relocate Boundaries and Merge Units


**Re: Point Cove Condominium
Town of Saratoga, Wood County Wisconsin**

The undersigned, Jason J. Gruszynski and Lynette M. Gruszynski owners of Unit 39 in Point Cove Condominium hereby give their consent for **David J. Ellenberger and Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith and Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 9/20/19


Jason J. Gruszynski

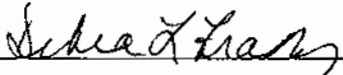
Date: 9/20/19

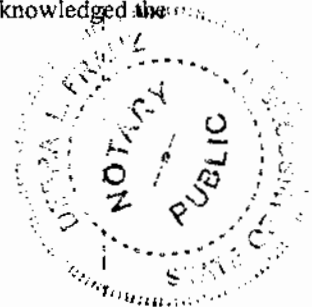

Lynette M. Gruszynski

ACKNOWLEDGMENT

STATE OF WI)
) ss.
COUNTY OF Wood)

Personally came before me this 20th day of September, 2019, the above named Jason J. Gruszynski and Lynette M. Gruszynski, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.


Debra L Franz
Notary Public - State of WI
My commission expires: 8-23-2023



Consent to Relocate Boundaries and Merge Units

Re: **Point Cove Condominium**
Town of Saratoga, Wood County Wisconsin

The undersigned, Eugene R. Pawlak and Lucrecia Pawlak owners of Unit 40 in Point Cove Condominium hereby give their consent for **David J. Ellenberger** and **Megan N. Ellenberger**, owners of Unit 32 and **Donald E. Meredith** and **Cherie A. Meredith, Revocable Trust** owners of Unit 34 to relocate the boundaries of their units by dividing Unit 33 equally between themselves and merging that portion of Unit 33 with their respective units.

Date: 9-3-19

Eugene R. Pawlak
Eugene R. Pawlak

Date: _____

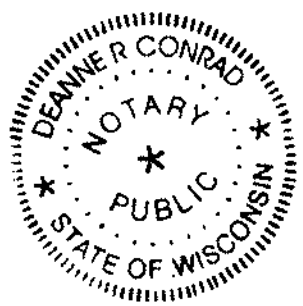
DECEASED 9-10-19
Lucrecia Pawlak

ACKNOWLEDGMENT

STATE OF Wisconsin)
) ss.
COUNTY OF Walworth

Personally came before me this 3 day of September, 2019, the above named Eugene R. Pawlak and ~~Lucrecia Pawlak~~, to me known to be the person(s) who executed and acknowledged the foregoing instrument as their individual act.

Deanne R. Conrad
DeAnne R. Conrad
Notary Public - State of Wisconsin
My commission expires: 10-27-21





DocId:8103610

Tx:4083600

EIGHTH AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR POINT COVE
CONDOMINIUM
Document Title

Document Number

[Empty rectangular box for document content]

2022R03342
TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON
04/14/2022 09:55 AM
RECORDING FEES 30.00
EXEMPT #:
PAGES: 40

Recording Area

Name and Return Address

Luke A. Weiland
PO Box 576
Wisconsin Rapids, WI 54495-0576

1801720 & 1801719

Parcel Identification Number (PIN)

DRAFTED BY:
Luke A. Weiland, Attorney at Law, LLC
PO Box 576
Wisconsin Rapids, WI 54495-0576

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
POINT COVE CONDOMINIUM**

This Eighth Amendment to Declaration of Condominium for Point Cove Condominium ("Eighth Amendment") is made this 25 day of March, 2022 by AMY L ALULI ("Declarant" and Unit 11 and 12 Owner"); JEROME R GEBERT REVOCABLE TRUST ("Unit 13 Owner"), pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 13 of the Declaration and Section 6 of the Fourth Amended Declaration.

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Condominium for Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration recorded on June 23, 2014 as Document No. 2014R04552, as amended by the Fifth Amendment to Declaration recorded on July 12, 2018 as Document No. 2018R05650 and as amended by the Sixth Amendment to Declaration recorded on October 4 2018 as Document No. 2018R08467 and as amended by the Seventh Amendment to Declaration recorded on November 7, 2019 as Document No. 2019R09428 (collectively, the "Declaration"); and

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A which is attached hereto and incorporated herein by reference; and

WHEREAS, Point Cove Condominium Addendum #7 which is subject to the Declaration and this Eighth Amendment is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, Chapter 703.09(2) of the Wisconsin Statutes and Section 13 of the Declaration allow the declaration to be amended by the written consent of at least two-thirds (67%) of the aggregate of the votes in the condominium; and

WHEREAS; Section 6 of the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin provides for the right to

merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act; and

WHEREAS, the Unit 11 and 12 Owner, Unit 13 Owner desire to merge and relocate the boundary lines within the existing adjoining unit, Unit 12 into Units 11 and 13 as set forth herein and shown on the Point Cove Condominium Plat Addendum #7 attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, thirty-two (32) unit owners have consented in writing to the merger and relocation of the boundary lines within the three existing adjoining Unit 12; into two (2) units to be designated as Unit 11 and Unit 13, respectively; and

WHEREAS, the above described thirty-two (32) unit owners written consent to the merger and relocation of the boundary lines constitute at least two-thirds (67%) of the unit owners in Point Cove Condominium; and

WHEREAS, the above described written consent of the unit owners are attached hereto as Exhibit C and incorporated herein by reference;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended by the Unit 11 and 12 Owner, and Unit 33 Owner as follows:

1. **Amendment**. The Declaration is hereby amended as follows:

A. Units 11, 12 and 13 are adjoining units owned by Unit 11, 12 Owner and Unit 13 Owner; and said Unit boundaries are hereby relocated and merged into Units 11 and 13 as shown on the Condominium Plat Addendum #7 set forth on Exhibit C attached hereto and incorporated herein by reference.

B. As a result of the relocation and merger, the number of units declared within Point Cove Condominium shall be reduced to thirty-eight (38).

C. As a result of the relocation and merger, the undivided interest in the common elements and rights to use the limited common elements for Unit 11 shall be 1/38th and Unit 13 shall be 1/38th.

D. As a result of the relocation and merger, the voting rights in the Association appertaining to Unit 11 shall be 1/38th and Unit 13 shall be 1/38th.

E. As a result of the relocation and merger, the allocation of the liability for common expenses and rights to common surpluses for Unit 11 shall be 1/38th and Unit 13 shall be 1/38th.

F. As a result of the relocation and merger and despite the Unit percentage interests set forth above, general assessments for the community septic system shall be shared

equally among the owners of Units 1 through 17 inclusive, 19 through 32 inclusive, 34 through 36 inclusive and 38 through 40 inclusive and are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The general assessments for the community septic system remain subject to change upon written notice from the Association.

2. **Effective Date.** The effective date of this Eighth Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin.

3. **Miscellaneous.** All terms not specifically defined herein shall have the same meaning as provided in the Declaration. Except as modified by this Eighth Amendment, the Declaration remains in full force and effect and is hereby ratified and approved for all purposes.

IN WITNESS WHEREOF, this Eighth Amendment has been executed as of the date first set forth above.

Unit 11 and 12 Owner:

By: Amy L Aluli
AMY L ALULI

STATE OF Illinois)
) ss
COUNTY OF DeKalb)

Personally, came before me this 25th day of March, 2022, the above-named AMY L ALULI to be the person who executed and acknowledged the foregoing instrument as an act by her authority.

Kekamaokamaluhia Aluli
Kekamaokamaluhia Aluli PRINT NAME
My Commission expires: 7/26/2022

SEAL:

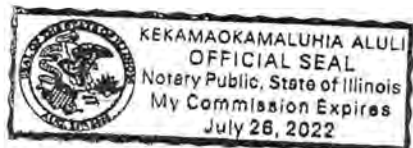


EXHIBIT A

POINT COVE CONDOMINIUM LEGAL DESCRIPTION

Units 1 through 17 inclusive, 19 through 36 inclusive, 38, 39, 40 and the Common Areas of Point Cove Condominium established pursuant to the Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477 and Point Cove Condominium Plat as recorded in Volume 1 of Condominium Plats, Page 41 as Document number 2012R08478; amended by the First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832; and amended by the Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623 and Point Cove Condominium Addendum as recorded in Volume 1 of Condominium Plats, Page 44 as Document number 2012R13624; and amended by the Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947 and Point Cove Condominium Addendum #2 as recorded in Volume 1 of Condominium Plats, Page 49 as Document number 2014R02948; and amended by the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552 and Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553; and amended by the Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650 and Point Cove Condominium Addendum #4 as recorded in Volume 1 of Condominium Plats, Page 65 as Document number 2018R05651; and amended by the Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467 and Point Cove Condominium Addendum #5 as recorded in Volume 1 of Condominium Plats, Page 66 as Document number 2018R08468; being part of Lots 1 through 4 inclusive of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps, Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5, the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

EX. B

**SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM**

This Seventh Amendment to Declaration of Condominium for Point Cove Condominium ("Seventh Amendment") is made this 16th day of October, 2019 by David J Ellenberger and Megan N Ellenberger, husband and wife, survivorship marital property ("Unit 32 Owner"); Great Northern Timber Company, LLC, a Wisconsin limited liability company ("Declarant" and "Unit 33 Owner") and Donald E. Meredith and Cherie. A. Meredith, and their successors in office, as Co-Trustees of the Donald E. Meredith and Cherie A. Meredith, Revocable Trust dated 01/07/2016 ("Unit 34 Owner"), pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 13 of the Declaration and Section 6 of the Fourth Amended Declaration.

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Condominium for Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration recorded on June 23, 2014 as Document No. 2014R04552, as amended by the Fifth Amendment to Declaration recorded on July 12, 2018 as Document No. 2018R05650 and as amended by the Sixth Amendment to Declaration recorded on October 4, 2018 as Document No. 2018R08467 (collectively, the "Declaration"); and

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A which is attached hereto and incorporated herein by reference; and

WHEREAS, Point Cove Condominium Addendum #3 which is subject to the Declaration and this Seventh Amendment is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, Chapter 703.09(2) of the Wisconsin Statutes and Section 13 of the Declaration allow the declaration to be amended by the written consent of at least two-thirds (67%) of the aggregate of the votes in the condominium; and

WHEREAS, Section 6 of the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin provides for the right to

merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act; and

WHEREAS, the Unit 32 Owner, Unit 33 Owner and Unit 34 Owner desire to merge and relocate the boundary lines within the three existing adjoining units into Units 32 and 34 as set forth herein and shown on the Point Cove Condominium Plat Addendum #6 attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, twenty-seven (27) unit owners have consented in writing to the merger and relocation of the boundary lines within the three existing adjoining Units 32, 33 and 34 into two (2) units to be designated as Unit 32 and Unit 34; and

WHEREAS, the above described twenty-seven (27) unit owners written consent to the merger and relocation of the boundary lines constitute at least two-thirds (67%) of the unit owners in Point Cove Condominium ; and

WHEREAS, the above described written consent of the unit owners are attached hereto as Exhibit D and incorporated herein by reference;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended by the Unit 32 Owner, Unit 33 Owner and Unit 34 Owner as follows:

1. **Amendment.** The Declaration is hereby amended as follows:

A. Units 32, 33 and 34 are adjoining units owned by Unit 32, 33 and 34 Owner; and said Unit boundaries are hereby relocated and merged into Units 32 and 34 as shown on the Condominium Plat Addendum #6 set forth on Exhibit C attached hereto and incorporated herein by reference.

B. As a result of the relocation and merger, the number of units declared within Point Cove Condominium shall be reduced to thirty-nine (39).

C. As a result of the relocation and merger, the undivided interest in the common elements and rights to use the limited common elements for Unit 32 shall be 1/39th and Unit 34 shall be 1/39th.

D. As a result of the relocation and merger, the voting rights in the Association appertaining to Unit 32 shall be 1/39th and Unit 34 shall be 1/39th.

E. As a result of the relocation and merger, the allocation of the liability for common expenses and rights to common surpluses for Unit 32 shall be 1/39th and Unit 34 shall be 1/39th.

F. As a result of the relocation and merger and despite the Unit percentage interests set forth above, general assessments for the community septic system shall be shared

equally among the owners of Units 1 through 17 inclusive, 19 through 32 inclusive, 34 through 36 inclusive and 38 through 40 inclusive and are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The general assessments for the community septic system remain subject to change upon written notice from the Association.

G. The Declarant has constructed a community septic system located in the common areas to service Units 29-32. This community septic system will also be used to service up to six (6) additional expansion Units in the future. The Declarant has further constructed a separate community septic system located in the common areas to service Units 34-36 and 38. This community septic system will also be used to service up to six (6) additional expansion Units in the future.

H. The Declarant and all Unit owners shall have the right to relocate the boundaries between adjoining units and the right to merge two (2) or more adjoining units into one (1) unit in accordance with any of the provisions of Chapter 703 of the Wisconsin Statutes.

2. **Effective Date.** The effective date of this Seventh Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin.

3. **Miscellaneous.** All terms not specifically defined herein shall have the same meaning as provided in the Declaration. Except as modified by this Seventh Amendment, the Declaration remains in full force and effect and is hereby ratified and approved for all purposes.

IN WITNESS WHEREOF, this Seventh Amendment has been executed as of the date first set forth above.


DECLARANT:

Great Northern Timber Company, LLC

By: 
Brad Pavloski, Member

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

Personally came before me this 29TH day of OCTOBER, 2019, the above named Brad Pavloski being a member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.


Christopher J Renner
Notary Public - State of Wisconsin
My commission expires: January 23, 2022



UNIT 32 OWNER:

[Signature]

David J Ellenberger

[Signature]

Megan N Ellenberger

STATE OF Wisconsin)
) ss
COUNTY OF Portage)

Personally came before me this 2nd day of October, 2019, the above named David J Ellenberger and Megan N Ellenberger, to me known to be the persons who executed and acknowledged the foregoing instrument as their individual acts.

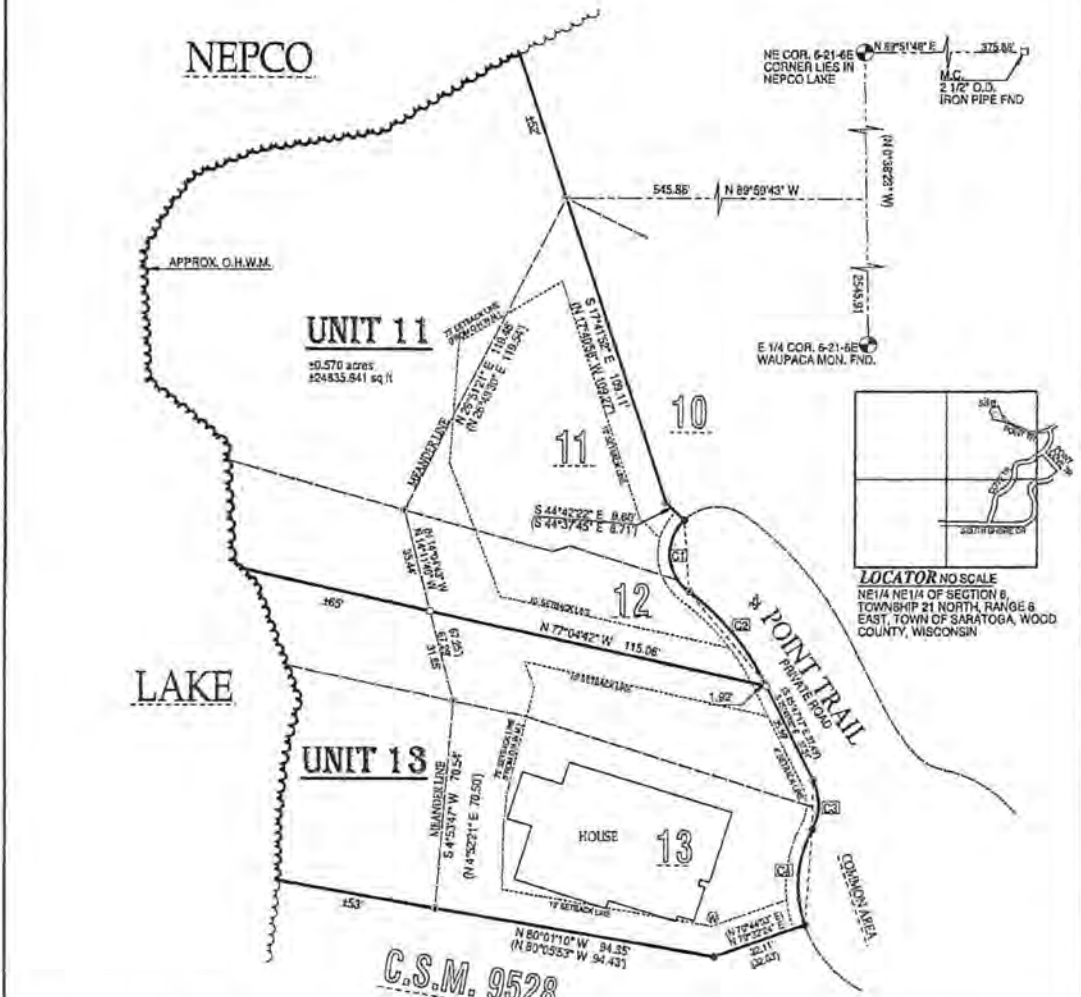
[Signature]
Michelle J. Easton
Notary Public - State of Wisconsin
My commission expires: 2/7/20



**My Commission Expires
February 7, 2020**

POINT COVE CONDOMINIUM ADDENDUM #7

BEING ALL OF UNITS 11, 12, & 13 OF THE POINT COVE CONDOMINIUM PLAT, LOCATED IN PART OF THE NE1/4 NE1/4 OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.



LOCATOR NO SCALE
NE1/4 NE1/4 OF SECTION 6,
TOWNSHIP 21 NORTH, RANGE 6
EAST, TOWN OF SARATOGA, WOOD
COUNTY, WISCONSIN

THE EAST LINE OF THE NE1/4 ASSIGNED A
BEARING OF N 17° 13' 37" W FOR THIS MAP
SCALE: 1" = 40'

©WELL
() RECORDED AS
O 3/4" X 1/8" IRON ROD SET (1.56 FT)
● 3/4" IRON ROD FOUND
● 1 1/4" IRON ROD FOUND
● GOVT CORNER OF RECORD

Wood County Shoreland Zoning applies. Any structure(s), building(s), site disturbance, and/or development in the future shall be in accordance with Wood County Ordinances #703, #704, and any other applicable regulations. Contact the Wood County Department of Planning and Zoning.

Id	Delta	Radius	Arc Length	Chord	C5 Bear	PC Tangent	PT Tangent
C1	85°08'53"	16.00'	27.59'	24.36'	S 4°01'24" E	S 45°33'02" W	S 53°35'51" E
C2	77°14'45"	84.00'	39.34'	38.57'	S 29°22'04" E	S 52°52'27" E	S 25°44'42" E
C3	53°05'23"	18.00'	17.81'	16.58'	S 0°38'15" W	S 25°53'34" E	S 27°12'04" W
C4	47°12'25"	45.00'	33.68'	32.14'	N 4°29'08" E	N 15°21'17" W	N 28°01'33" E

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION

NOTE: THIS SURVEY INTENDED TO INCLUDE THOSE LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF NEPCO LAKE.

SURVEYOR'S CERTIFICATE:
I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify:

That I have surveyed and mapped this survey being all of Units 11, 12 & 13 of POINT COVE Condominium, being part of the NE1/4 NE1/4 of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, subject to right-of-ways, easements, restrictions and reservations of record.

That I have made such survey at the direction of
AMY L. ALULI - OWNER
JEROME R. GENSERT - OWNER

That I have complied fully with the provisions of Chapter 703.13 (8) Wisconsin Statutes and the Wood County Ordinance #701, Chapter 17 of the Municipal Code of the Village of Port Edwards and the Town of Saratoga Building Code Ordinance No. 05-21-2007A, as amended. That such map is a true and correct representation of the lands surveyed and the condominium described to the best of my knowledge and belief, and that the identification and location of the tract and the common elements can be determined from the plat.

KEVIN M. WHIPPLE, P.L.S., 2444
Dressed By: KEVIN WHIPPLE
Field work completed on 6/29/2021

STATE OF WISCONSIN
COUNTY OF WOOD
This map is prepared in accordance with the Wood County Land Subdivision Ordinance.
Approved this _____ day of _____, 20__

WOOD COUNTY PLANNING AGENCY
BY: CITY CLERK/CLERK

VOLUME _____ OF CONDOMINIUM PLATS, PAGE _____

BADGER - LAND SURVEY, LLC
206 WEST GRAND AVE
WISCONSIN RAPIDS, WI 54481
PHONE: (715) 424-5900
FAX: (715) 424-5901
E-MAIL: lalul@badgerland.com
www.badgerland.com

PREPARED FOR:
AMY L. ALULI
536 INDEPENDENCE AVE
SYCAMORE IL 60178

DRAWN BY: KW
DATE: 7/25/20

CONDOMINIUM PLAT

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ROBERT J BADER JR and KATHRYN M BADER** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 1

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: March 8TH, 2022

By: Robert Bader Jr
ROBERT J BADER JR

DATE: March 8, 2022

By: Kathryn M. Bader
KATHRYN M BADER

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **CHRISTOPHER YOUNG** and **GABRIELE YOUNG** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 2

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3-7-22

DATE: 3-7-22

By: 
CHRISTOPHER YOUNG

By: 
GABRIELE YOUNG

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: Point Cove Condominium
Wood Co., Wisconsin

The undersigned, **RICHARD NEUVILLE** and **GLORIANNE NEUVILLE** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 3

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/09/2022

By: 
RICHARD NEUVILLE

DATE: 3/09/2022

By: 
GLORIANNE NEUVILLE

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **CRAIG A. VAN ASTEN and ERIN M. VAN ASTEN** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 4

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/3/2022

By: 
CRAIG A. VAN ASTEN

DATE: 3/3/22

By: 
ERIN M. VAN ASTEN

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

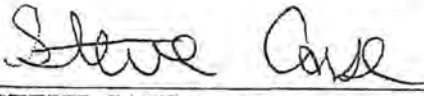
RE: Point Cove Condominium
Wood Co., Wisconsin

The undersigned, STEVE CASE and LISA CASE currently owns the following Unit(s) in Point Cove Condominium:


UNIT 5

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3-3-22

By: 
STEVE CASE

DATE: 3/3/22

By: 
LISA CASE

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: Point Cove Condominium
Wood Co., Wisconsin

The undersigned, **TADEUSZ JANKOWSKI** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 6

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE:

March 2-2022

By:

 & 
TADEUSZ JANKOWSKI

Reta Kunz Jankowski

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **JOHN RITCHAY** and **MARY RITCHAY** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 7

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/7/22

By: *John Ritchay Jr.*
JOHN RITCHAY

DATE: 3/7/22

By: *Mary Ritchay*
MARY RITCHAY

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **DAWN M. WOOD** currently owns the following Unit(s) in Point Cove
Condominium: _____

UNIT 8

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and
JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of
their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13,
respectively larger through an Amendment to Point Cover Condominium Declaration, thereby
eliminating Unit 12.

DATE: _____

3/12/22

By: _____



DAWN M. WOOD

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ARNE NESSA and FAYE NESSA** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 10

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3-4-22

By: 
ARNE NESSA

DATE: 3-4-22

By: 
FAYE NESSA

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **AMY L. ALULI** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 11 AND UNIT 12

The undersigned hereby gives its consent to **AMY L ALULI**, owner of Unit 11 and 12, and **JEROME R GEBERT REVOCABLE TRUST**, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/25/2022

By: *Amy L Aluli*
AMY L ALULI

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **JEROME R. GEBERT REVOCABLE TRUST** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 13

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 03/12/2022

By: 
JEROME R. GEBERT REVOCABLE TRUST

Its: Trustee

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **DSLS PROPERTIES LLC** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 14

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/21/22

By: 
DSLS PROPERTIES LLC

Its: _____

NOTE: THIS SIGNATURE APPROVAL IS CONTINGENT ON THE ASSUMPTION THAT ANNUAL ASSOCIATION FEES OF LOT 12 WILL BE ABSORBED BY THE OWNERS OF LOTS 11 AND 13 AND NOT PASSED ON TO THE REST OF THE OWNERS IN THE POINT COVE CONDOMINIUM.



CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: Point Cove Condominium
Wood Co., Wisconsin

The undersigned, **BILLIARD GALLERY INC** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 15

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/4/2022

By: 
BILLIARD GALLERY INC

Its: PRESIDENT

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ROBERT B. BARTECK** and **KRISTINE A. BARTECK** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 16

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/7/22

By: 
ROBERT B. BARTECK

DATE: 3/7/2022

By: 
KRISTINE A. BARTECK

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **CARL P ROEDEL** and **STEFANIE ROEDEL** currently owns the following Unit(s) in Point Cove Condominium:

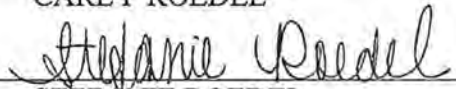
UNIT 17

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/7/22

By: 
CARL P ROEDEL

DATE: 3/7/22

By: 
STEFANIE ROEDEL

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: Point Cove Condominium
Wood Co., Wisconsin

The undersigned, JASON J GRUSZYNSKI REVOCABLE TRUST and LYNETTE M GRUSZYNSKI REVOCABLE TRUST currently owns the following Unit(s) in Point Cove Condominium:

UNIT 19 & 39

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/5/22 _____

By: 
JASON J GRUSZYNSKI
Trustee

DATE: 3/5/22 _____

By: 
LYNETTE M GRUSZYNSKI
Trustee

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ROBERT G. CLARK JR and KIMBERLY A. ST. AUBIN CLARK**
currently owns the following Unit(s) in Point Cove Condominium:

UNIT 21

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3.6.22

By: 
ROBERT G. CLARK

DATE: 3.6.22

By: 
KIMBERLY A. ST. AUBIN CLARK

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **PETER MICHAEL SHEEHAN and SHARON L. BRONSON SHEEHAN** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 22 and UNIT 23

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cove Condominium Declaration, thereby eliminating Unit 12.

DATE: 3-4-22

By: 
PETER MICHAEL SHEEHAN

DATE: 3-4-22

By: 
SHARON L. BRONSON SHEEHAN

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **PAUL J. O'DONNELL** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 24

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/18/22

By: 
PAUL J. O'DONNELL

PAUL J. O'DONNELL

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **BERGERON LIVING TRUST** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 25

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE:

Mar 3, 2022

By:

Eric M. Bergeron
BERGERON LIVING TRUST

Its:

Trustee

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **KEVIN J. WALLESER and JENNIFER WALLESER** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 26

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE:

3/12/22

By:



KEVIN J. WALLESER

DATE:

3/12/22

By:



JENNIFER WALLESER

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **STEVEN J. KLIMENT and MARGARET M. KLIMENT** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 28

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/31/22

By: 

STEVEN J. KLIMENT

DATE: 3/31/22

By: 

MARGARET M. KLIMENT

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **TERRY A. EASTON** and **MICHELLE J. EASTON** currently owns the following Unit(s) in Point Cove Condominium:

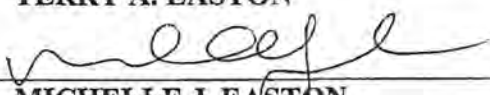
UNIT 29

The undersigned hereby gives its consent to **AMY L ALULI**, owner of Unit 11 and 12, and **JEROME R GEBERT REVOCABLE TRUST**, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/7/2022

By: 
TERRY A. EASTON

DATE: 3/7/22

By: 
MICHELLE J. EASTON

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **GARY L. HAHN and ROSEMARIE P. HAHN** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 30

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/2/2022

DATE: 3-2-2022

By: Gary L. Hahn
GARY L. HAHN

By: Rosemarie P. Hahn
ROSEMARIE P. HAHN

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **DAVID J. ELLENBERGER** and **MEGAN N. ELLENBERGER** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 32

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/11/22

By: 

DAVID J. ELLENBERGER

DATE: 3/11/22

By: 

MEGAN N. ELLENBERGER

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: Point Cove Condominium
Wood Co., Wisconsin

The undersigned, **DONALD E. MEREDITH REVOCABLE TRUST and CHERIE A. MEREDITH REVOCABLE TRUST** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 34 and UNIT 35

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/3/22

By: 
DONALD E. MEREDITH

DATE: 3/3/22

By: 
CHERIE A. MEREDITH

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

RE: Point Cove Condominium
Wood Co., Wisconsin

The undersigned, **MICHAEL R. MERCURIO** and **TAMMY M. MERCURIO** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 36

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3/6/22

By: 
MICHAEL R. MERCURIO

DATE: 3/6/2022

By: 
TAMMY M. MERCURIO

CONSENT TO RELOCATE BOUNDARIES AND MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ANTHONY MERCURIO and WILLIAM MOY** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 38

The undersigned hereby gives its consent to AMY L ALULI, owner of Unit 11 and 12, and JEROME R GEBERT REVOCABLE TRUST, owner of Unit 13, to relocate their boundaries of their units by dividing unit 12 by themselves and thereby making Unit 11 and Unit 13, respectively larger through an Amendment to Point Cover Condominium Declaration, thereby eliminating Unit 12.

DATE: 3-11-2022

By: 
ANTHONY MERCURIO

DATE: 3/11/2022

By: 
WILLIAM MOY



DocId:9117965

Tx:4095170

NINTH AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR POINT COVE
CONDOMINIUM
Document Title

Document Number

2022R07131
TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON
07/29/2022 02:48 PM
RECORDING FEES 30.00
EXEMPT #:
PAGES: 36

Recording Area

Name and Return Address

Luke A. Weiland
PO Box 576
Wisconsin Rapids, WI 54495-0576

1801757 and 1801758

Parcel Identification Number (PIN)

DRAFTED BY:
Luke A. Weiland, Attorney at Law, LLC
PO Box 576
Wisconsin Rapids, WI 54495-0576

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
POINT COVE CONDOMINIUM**

This Ninth Amendment to Declaration of Condominium for Point Cove Condominium ("Ninth Amendment") is made this 19 day of July, 2022 by PETER MICHAEL SHEEHAN AND SHARON L BRONSON SHEEHAN ("Declarant" and Unit 22 and 23 Owner");, pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 13 of the Declaration and Section 6 of the Fourth Amended Declaration.

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Condominium for Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration recorded on June 23, 2014 as Document No. 2014R04552, as amended by the Fifth Amendment to Declaration recorded on July 12, 2018 as Document No. 2018R05650 and as amended by the Sixth Amendment to Declaration recorded on October 4 2018 as Document No. 2018R08467 and as amended by the Seventh Amendment to Declaration recorded on November 7, 2019 as Document No. 2019R09428 and as amended by the Eighth Amendment to Declaration recorded on April 14, 2022 as Document No. 2022R03342 (collectively, the "Declaration"); and

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A which is attached hereto and incorporated herein by reference; and

WHEREAS, Point Cove Condominium Addendum #8 which is subject to the Declaration and this Ninth Amendment is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, Chapter 703.09(2) of the Wisconsin Statutes and Section 13 of the Declaration allow the declaration to be amended by the written consent of at least two-thirds (67%) of the aggregate of the votes in the condominium; and

WHEREAS; Section 6 of the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin provides for the right to

merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act; and

WHEREAS, the Unit 22 and 23 Owners desire to merge and relocate the boundary lines within the existing adjoining units into one singular Unit 23 as set forth herein and shown on the Point Cove Condominium Plat Addendum #~~7~~⁸ attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, twenty-nine (29) unit owners have consented in writing to the merger and relocation of the boundary lines within existing adjoining Unit 22 and Unit 23; into one (1) unit to be designated as Unit 23, respectively; and

WHEREAS, the above described twenty-nine (29) unit owners written consent to the merger and relocation of the boundary lines constitute at least two-thirds (67%) of the unit owners in Point Cove Condominium; and

WHEREAS, the above described written consent of the unit owners are attached hereto as Exhibit C and incorporated herein by reference;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended by the Unit 22 and 23 Owners as follows:

1. **Amendment.** The Declaration is hereby amended as follows:

A. Units 22 and 23 are adjoining units owned by same Owner; and said Unit boundaries are hereby relocated and merged into Unit 23 as shown on the Condominium Plat Addendum #8 set forth on Exhibit C attached hereto and incorporated herein by reference.

B. As a result of the relocation and merger, the number of units declared within Point Cove Condominium shall be reduced to thirty-seven (37).

C. As a result of the relocation and merger, the undivided interest in the common elements and rights to use the limited common elements for Unit 23 shall be 1/37th.

D. As a result of the relocation and merger, the voting rights in the Association appertaining to Unit 23 shall be 1/37th.

E. As a result of the relocation and merger, the allocation of the liability for common expenses and rights to common surpluses for Unit 23 shall be 1/37th.

F. As a result of the relocation and merger and despite the Unit percentage interests set forth above, general assessments for the community septic system shall be shared

EXHIBIT A

BEING ALL OF UNITS 22 AND 23 OF THE POINT COVE CONDOMINIUM ADDENDUM
~~22~~, LOCATED IN PART OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND PART OF THE SE $\frac{1}{4}$ OF THE
NE $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA,
WOOD COUNTY, WISCONSIN.

EX B



DocId:9103610
Tx:4083600

EIGHTH AMENDMENT TO DECLARATION
OF CONDOMINIUM FOR POINT COVE
CONDOMINIUM
Document Title

Document Number

2022R03342
TIFFANY R. RINGER
WOOD COUNTY
REGISTER OF DEEDS
RECORDED ON

04/14/2022 09:55 AM
RECORDING FEES 30.00
EXEMPT #:
PAGES: 40

Recording Area

Name and Return Address

Luke A. Weiland
PO Box 576
Wisconsin Rapids, WI 54495-0576

1801720 & 1801719

Parcel Identification Number (PIN)

DRAFTED BY:
Luke A. Weiland, Attorney at Law, LLC
PO Box 576
Wisconsin Rapids, WI 54495-0576

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM FOR
POINT COVE CONDOMINIUM**

This Eighth Amendment to Declaration of Condominium for Point Cove Condominium ("Eighth Amendment") is made this 25 day of March, 2022 by AMY L ALULI ("Declarant" and Unit 11 and 12 Owner); JEROME R GEBERT REVOCABLE TRUST ("Unit 13 Owner"), pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 13 of the Declaration and Section 6 of the Fourth Amended Declaration.

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Condominium for Point Cove Condominium, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration recorded on June 23, 2014 as Document No. 2014R04552, as amended by the Fifth Amendment to Declaration recorded on July 12, 2018 as Document No. 2018R05650 and as amended by the Sixth Amendment to Declaration recorded on October 4 2018 as Document No. 2018R08467 and as amended by the Seventh Amendment to Declaration recorded on November 7, 2019 as Document No. 2019R09428 (collectively, the "Declaration"); and

WHEREAS, the land which is subject to the Declaration is located in the Town of Saratoga, Wood County, Wisconsin, and is legally described on Exhibit A which is attached hereto and incorporated herein by reference; and

WHEREAS, Point Cove Condominium Addendum #7 which is subject to the Declaration and this Eighth Amendment is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, Chapter 703.09(2) of the Wisconsin Statutes and Section 13 of the Declaration allow the declaration to be amended by the written consent of at least two-thirds (67%) of the aggregate of the votes in the condominium; and

WHEREAS; Section 6 of the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin provides for the right to

merge two (2) or more adjoining Units into one (1) Unit in accordance with the provisions of the Wisconsin Condominium Act; and

WHEREAS, the Unit 11 and 12 Owner, Unit 13 Owner desire to merge and relocate the boundary lines within the existing adjoining unit, Unit 12 into Units 11 and 13 as set forth herein and shown on the Point Cove Condominium Plat Addendum #7 attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, thirty-two (32) unit owners have consented in writing to the merger and relocation of the boundary lines within the three existing adjoining Unit 12; into two (2) units to be designated as Unit 11 and Unit 13, respectively; and

WHEREAS, the above described thirty-two (32) unit owners written consent to the merger and relocation of the boundary lines constitute at least two-thirds (67%) of the unit owners in Point Cove Condominium; and

WHEREAS, the above described written consent of the unit owners are attached hereto as Exhibit C and incorporated herein by reference;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is hereby amended by the Unit 11 and 12 Owner, and Unit 33 Owner as follows:

1. **Amendment.** The Declaration is hereby amended as follows:

A. Units 11, 12 and 13 are adjoining units owned by Unit 11, 12 Owner and Unit 13 Owner; and said Unit boundaries are hereby relocated and merged into Units 11 and 13 as shown on the Condominium Plat Addendum #7 set forth on Exhibit C attached hereto and incorporated herein by reference.

B. As a result of the relocation and merger, the number of units declared within Point Cove Condominium shall be reduced to thirty-eight (38).

C. As a result of the relocation and merger, the undivided interest in the common elements and rights to use the limited common elements for Unit 11 shall be 1/38th and Unit 13 shall be 1/38th.

D. As a result of the relocation and merger, the voting rights in the Association appertaining to Unit 11 shall be 1/38th and Unit 13 shall be 1/38th.

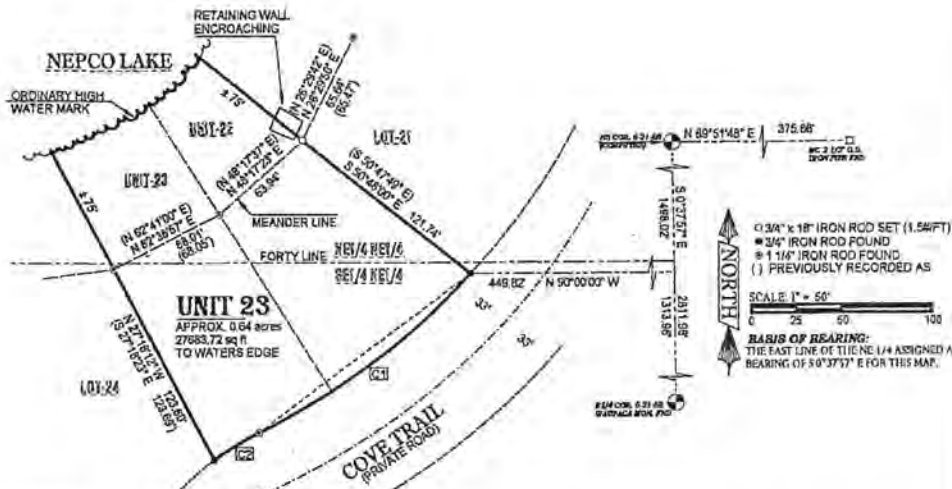
E. As a result of the relocation and merger, the allocation of the liability for common expenses and rights to common surpluses for Unit 11 shall be 1/38th and Unit 13 shall be 1/38th.

F. As a result of the relocation and merger and despite the Unit percentage interests set forth above, general assessments for the community septic system shall be shared

EXC

POINT COVE CONDOMINIUM ADDENDUM #8

BEING ALL OF UNITS 22 AND 23 OF THE POINT COVE CONDOMINIUM ADDENDUM,
LOCATED IN PART OF THE NE1/4 NE1/4 AND PART OF THE SE1/4 NE1/4 OF SECTION 6,
TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY,
WISCONSIN.



SURVEYOR'S CERTIFICATE

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify:

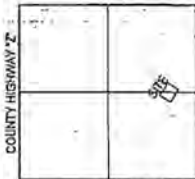
That I have surveyed and mapped this Condominium Plat being all of Units 22 and 23 of the Point Cove Condominium Addendum. Located in part of the NE1/4 NE1/4 and part of the SE1/4 NE1/4 of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, subject to right-of-ways, easements, restrictions and reservations of record.

That I have made such survey at the direction of

**SHARON BRONSON SHEEHAN
185 SUMMER HAVEN DR.
WOODLAND PARK, CO 80863**

That I have complied fully with the provisions of Chapter 703 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, Wood County Land Division Ordinance #701 and Ordinance #62 of the Town of Grand Rapids. That such map is a true and correct representation of the lands surveyed and the condominium described to the best of my knowledge and belief, and that the identification and location of the unit and the common elements can be determined from the plat.

KEVIN M. WHIPPLE P.L.S. 2444
Drafted By: KEVIN WHIPPLE
Field Work Completed on 1/12/22



LOCATOR
RANGER RD.
NO SCALE
NE1/4 OF SECTION 6
TOWNSHIP 21 NORTH, RANGE 6 EAST.

NOTE: Wood County Shoreland Zoning applies. Any structure(s) building(s), site disturbances, and/or development in the future shall be in accordance with Wood County Ordinances #703, #704, and any other applicable regulations. Contact the Wood County Department of Planning and Zoning.

NOTE: THIS SURVEY INTENDED TO INCLUDE THOSE LANDS LYING BETWEEN THE MEANDER LINE AND NEPCO LAKE.

NOTE: ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

Id	Delta	Radius	Arc Length	Chord	Ch. Bear.	P.C. Tangent	P.T. Tangent
C1	22°15'52"	389.92	151.51'	158.85'	S 52°43'28" W	S 41°41'30" W	S 63°57'22" W
C2	10°51'22"	158.00'	29.55'	29.81'	N 58°43'10" E	N 53°17'22" E	N 64°28'33" E

RECORDED AS DATA
C2 10°49'52" 158.00' 29.57' 29.82' N 58°34'21" E

VOLUME | OF CONDOMINIUM PLATS, PAGE 74

<p>BADGER - LAND SURVEY, LLC 2610 WEST GRAND AVE. WISCONSIN RAPIDS, WI 54482</p> <p>PHONE: (715) 424-5900 FAX: (715) 424-3901 E-MAIL: bwhipple@badger-land.com www.badger-land.com</p> <p>© 2022, BADGER-LAND SURVEY, LLC</p>	<p>PREPARED FOR: SHARON BRONSON SHEEHAN 185 SUMMER HAVEN DR. WOODLAND PARK, CO 80863</p> <p>DRAWN BY: AM DATE: 1/20/22</p>	<p>STATE OF WISCONSIN COUNTY OF WOOD This map is prepared in accordance with the Wood County Land Subdivision Ordinance. Approved on the 21st day of July, 2022. <i>Alton Ketch</i> WOOD COUNTY PLANNING AGENCY PLAT REVIEW OFFICER</p>
--	---	---

CONDOMINIUM PLAT

NOTES:
Point Cove Condominium is subject to a "Waiver of Claims Agreement" recorded as Document No. 2011R03153 and a "Declaration and Agreement of Restrictive Covenants" recorded as Document No. 2011R03194.

The Declaration and Agreement of Restrictive Covenants recorded as Document No. 2011R03194 allow for no on-site septic systems, holding tanks only.

Point Cove Condominium is subject to a recorded Declaration of Restrictions for NEPCO Lake Owner's Association, Inc., recorded as the following documents:
Declarations - Document No. 2012R09007
Amended and Restated - Document No. 2012R11683
2nd Amended and Restated - Document No. 2012R03108
3rd Amended and Restated - Document No. 2014R00000
4th Amended and Restated - Document No. 2017R02489

Point Cove Condominium is subject to a recorded Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, including amendments recorded as the following documents:
Declaration - Document No. 2012R08477
Condominium Plat - Document No. 2012R08476
First Amendment - Document No. 2012R08322
Second Amendment - Document No. 2012R13623
Condominium Addendum - Document No. 2012R13624
Third Amendment - Document No. 2014R02947
Condominium Addendum #2 - Document No. 2014R02948
Fourth Amendment - Document No. 2014R04552
Condominium Addendum #3 - Document No. 2014R04553
Fifth Amendment - Document No. 2016R05650
Condominium Addendum #4 - Document No. 2016R05651
Sixth Amendment - Document No. 2016R05647
Condominium Addendum #5 - Document No. 2016R05648
Seventh Amendment - Document No. 2016R05649
Condominium Addendum #6 - Document No. 2016R05649
Eighth Amendment - Document No. 2022R03342
Condominium Addendum #7 - Document No. 2022R03343

Utility Easement, underground and overhead, 2' in width, recorded as Document No. 2015R10669 to Wisconsin Power and Light Company, Wood County Telephone Company, D/B/A Solatus; Charter Cable Partners, LLC D/B/A Charter Communications and Wisconsin Gas LLC, D/B/A We Energies.

STATE OF WISCONSIN
COUNTY OF WOOD
This map is prepared in accordance with the Wood County Land Subdivision Ordinance.
Approved on the 21st day of July, 2022.
Alton Ketch
WOOD COUNTY PLANNING AGENCY
PLAT REVIEW OFFICER

EX D

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ROBERT J BADER JR & KATHRYN M BADER** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 1

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: May 17, 2022

By: Robert J Bader Jr
ROBERT J BADER JR

By: Kathryn M. Bader
KATHRYN M BADER

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **CHRISTOPHER YOUNG & GABRIELE YOUNG** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 2

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4-25-22

By: 

CHRISTOPHER YOUNG

By: 

GABRIELE YOUNG

CONSENT TO MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **RICHARD NEUVILLE & GLORIANNE NEUVILLE** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 3

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 5/01/22

By: 

RICHARD NEUVILLE

By: 

GLORIANNE NEUVILLE

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **CRAIG A. VAN ASTEN & ERIN M. VAN ASTEN** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 4

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/28/2022

By: 

CRAIG A VAN ASTEN

By: 

ERIN M VAN ASTEN

CONSENT TO MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **TADEUSZ JANKOWSKI** currently owns the following Unit(s) in Point Cove Condominium:


UNIT 6

The undersigned hereby gives its consent to **PETER MICHAEL SHEEHAN** **SHARON L BRONSON SHEEHAN**, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

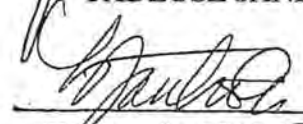
DATE: April 23, 2022

April 23 22

By:



TADEUSZ JANKOWSKI



Reta Kunz-Jankowski

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

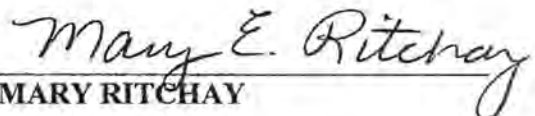
The undersigned, **JOHN RITCHAY & MARY RITCHAY** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 7

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/28/22

By: 
JOHN RITCHAY

By: 
MARY RITCHAY

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ARNE NESSA & FAYE NESSA** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 10

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4-25-22

By:


ARNE NESSA

By:


FAYE NESSA

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **JEROME R GEBERT REVOCABLE TRUST** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 13

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 04/27/2022

By: 

JEROME R GEBERT REVOCABLE TRUST

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **DSLS PROPERTIES LLC** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 14

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 5/6/2022

By: *Craig D. Smith*

DSLS PROPERTIES LLC

CONSENT TO MERGE UNITS

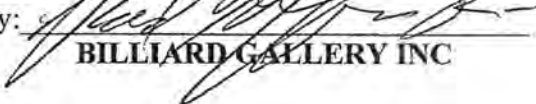
**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **BILLIARD GALLERY INC** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 15

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/23/2022

By: 
BILLIARD GALLERY INC

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **ROBERT B BARTECK & KRISTINE A BARTECK** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 16

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: April 23, 2022

By: 
ROBERT B BARTECK

By: 
KRISTINE A BARTECK

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **CARL P ROEDEL & STEFANIE ROEDEL** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 17

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/25/22

By: 
CARL P ROEDEL

By: 
STEFANIE ROEDEL

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **JASON J GRUSZYNSKI REVOCABLE TRUST & LYNETTE M GRUSZYNSKI REVOCABLE TRUST** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 19 & 39

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/23/22

By: 
JASON J GRUSZYNSKI REVOCABLE TRUST

By: 
LYNETTE M GRUSZYNSKI REVOCABLE TRUST

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **THOMAS J TRAYNOR & KATHERINE TRAYNOR** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 20

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 5/13/22

By: 

THOMAS J TRAYNOR

By: 

KATHERINE TRAYNOR

CONSENT TO MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **ROBERT G CLARK JR & KIMBERLY A ST AUBIN CLARK** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 21

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/25/22

By: 
ROBERT G CLARK JR

By: 
KIMBERLY A ST AUBIN CLARK

CONSENT TO MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **PETER MICHAEL SHEEHAN & SHARON L BRONSON SHEEHAN**
currently owns the following Unit(s) in Point Cove Condominium:

UNIT 22 & 23

The undersigned hereby gives its consent to **PETER MICHAEL SHEEHAN**
SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units
making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of
Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4-28-22

By: 
PETER MICHAEL SHEEHAN

By: 
SHARON L BRONSON SHEEHAN

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **PAUL J O'DONNELL** currently owns the following Unit(s) in Point Cove Condominium:

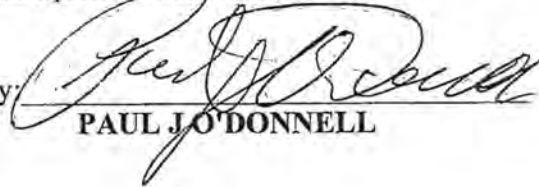
UNIT 24

The undersigned hereby gives its consent to **PETER MICHAEL SHEEHAN** **SHARON L BRONSON SHEEHAN**, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE:

4/28/22

By:


PAUL J O'DONNELL

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **BERGERON LIVING TRUST** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 25

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/25/22

By: *Eric M. Bergeron*
BERGERON LIVING TRUST

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **KEVIN J WALLESER & JENNIFER WALLESER** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 26

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

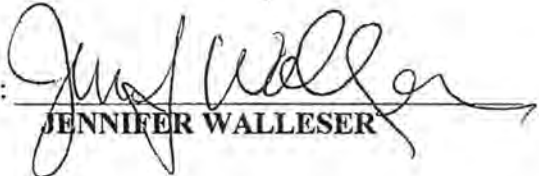
DATE:

5/6/22

By:


KEVIN J WALLESER

By:


JENNIFER WALLESER

CONSENT TO MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **RIVER CITY CONSTUCTION WI LLC** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 27

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 5/24/22

By: 

RIVER CITY CONSTUCTION WI LLC

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **GARY L HAHN & ROSEMARIE P HAHN** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 30

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/23/2022

By: 

GARY L HAHN

By: 

ROSEMARIE P HAHN

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **GARY KLEKER & MEREDITH KLEKER** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 31

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4-26-2022

By: 
GARY KLEKER

By: 
MEREDITH KLEKER

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **DAVID J ELLENBERGER & MEGAN N ELLENBERGER** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 32

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: _____

4/26/22

By: _____

DAVID J ELLENBERGER

By: _____

MEGAN N ELLENBERGER

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **DONALD E MEREDITH REVOCABLE TRUST & CHERIE A MEREDITH REVOCABLE TRUST** currently owns the following Unit(s) in Point Cove Condominium: _____

UNIT 34 & 35

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: _____

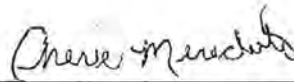
4/24/22

By: _____



DONALD E MEREDITH

By: _____



CHERIE A MEREDITH

CONSENT TO MERGE UNITS

**RE: Point Cove Condominium
Wood Co., Wisconsin**

The undersigned, **MICHAEL R MERCURIO & TAMMY M MERCURIO** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 36

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 4/28/22

By: 
MICHAEL R MERCURIO

By: 
TAMMY M MERCURIO

CONSENT TO MERGE UNITS

RE: **Point Cove Condominium**
Wood Co., Wisconsin

The undersigned, **ANTHONY MERCURIO & WILLIAM MOY** currently owns the following Unit(s) in Point Cove Condominium:

UNIT 38

The undersigned hereby gives its consent to PETER MICHAEL SHEEHAN SHARON L BRONSON SHEEHAN, the owners of Unit 22 and 23, to combine the two (2) Units making one (1) singular Unit, that being Unit 23, moving forward, pursuant to the Declaration of Condominium for Point Cove Condominium and subsequent Amendments thereto.

DATE: 5-2-22

By: 
ANTHONY MERCURIO

By: 
WILLIAM MOY

TENTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM
TOWN OF SARATOGA, WOOD COUNTY,
WISCONSIN



DocId:8118693

Tx:4095737

2022R07332

TIFFANY R. RINGER

WOOD COUNTY

REGISTER OF DEEDS

RECORDED ON

08/03/2022 03:26 PM

RECORDING FEES 30.00

EXEMPT #:

PAGES: 29

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

Pavloski Development LLC
N8674 State Road 58
New Lisbon, WI. 53950

(Parcel Identification Number)

**TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
POINT COVE CONDOMINIUM**

THIS TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM for "Point Cove Condominium" ("Amendment") is made this 1st day of August, 2022 pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") and pursuant to Section 8 of the Declaration.

WITNESSETH:

WHEREAS, Point Cove Condominium ("Condominium") is a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin; and

WHEREAS, the Condominium was established pursuant to the Declaration of Condominium for Point Cove Condominium, Town of Saratoga, Wood County, Wisconsin, recorded on August 8, 2012 in the Office of the Register of Deeds for Wood County, Wisconsin as Document No. 2012R08477, as amended by the First Amendment to Declaration of Condominium recorded on August 17, 2012 as Document No. 2012R08832, as amended by the Second Amendment to Declaration of Condominium recorded on December 18, 2012 as Document No. 2012R13623, as amended by the Third Amendment to Declaration of Condominium recorded on May 1, 2014 as Document No. 2014R02947, as amended by the Fourth Amendment to Declaration of Condominium recorded on June 23, 2014 as Document No. 2014R04552, as amended by the Fifth Amendment to Declaration of Condominium recorded on July 12, 2018 as Document No. 2018R05650, as amended by the Sixth Amendment to Declaration of Condominium recorded on October 4, 2018 as Document No. 2018R08467, as amended by the Seventh Amendment to Declaration of Condominium recorded on November 7, 2019 as Document No. 2019R09428, as amended by the Eighth Amendment to Declaration of Condominium recorded on April 14, 2022 as Document No. 2022R03342, as amended by the Ninth Amendment to Declaration of Condominium recorded on July 29, 2022 as Document No. 2022R07131, (collectively, the "Declaration"); and

WHEREAS, Great Northern Timber Company, LLC ("Declarant"), is the Declarant under the terms of the Declaration and is the owner of the property described on Exhibit A attached hereto, and desires to add said property (the "Expansion Property") to the Condominium under the condition that the Declarant shall continue to own the Units located therein until such time as the Declarant sells such Units to third parties in Declarant's sole discretion; and

WHEREAS, pursuant to Chapter 703 and Section 8 of the Declaration, the Declarant agrees to add the Expansion Property to the Condominium all under the terms as described below.

NOW, THEREFORE, in consideration of the terms and conditions hereof, the parties hereto agree to amend the Declaration under the terms hereof as follows:

1. STATEMENT OF DECLARATION.

The purpose of this Amendment is to expand the Condominium by adding such additional land as described on Exhibit A to the condominium form of ownership as part of Point Cove Condominium as provided below.

The Declarant hereby declares that it is the owner of the real property described on Exhibit A and as shown on Addendum #9 to the Condominium Plat of Point Cove Condominium attached hereto as Exhibit B, which are submitted to the condominium form of ownership as part of Point Cove Condominium as provided for in the Declaration, and which Expansion Property shall be conveyed, devised, leased, encumbered, used, improved and in all respects subject to the provisions, terms, conditions, covenants, restrictions and easements of the Declaration. All provisions hereof and the Declaration shall be deemed to run with the land described herein and shall constitute benefits and burdens to the Declarant, its successors, assigns, and to all parties hereafter having an interest in the Expansion Property.

2. PROPERTY DESCRIPTION.

The real estate described on Exhibit A and as shown on Addendum #9 to the Condominium Plat of Point Cove Condominium attached hereto as Exhibit B, are hereby annexed to Point Cove Condominium and are subject to the provisions of the Declaration. The land condominium Units in the Expansion Property are depicted on Addendum #9 to the Condominium Plat. The Unit designations, location, and perimeter boundaries are as shown on Addendum #9 to the Condominium Plat.

3. EFFECT OF THE AMENDMENT.

Pursuant to the Declaration, thirty-eight (37) residential land condominium Units were declared. By this Amendment to the Declaration and as depicted herein, the number of land condominium Units to be added is nineteen (19) which are shown on Addendum #9 to the Condominium Plat. All provisions, restrictions, covenants, terms and conditions of the Declaration, the Articles of Incorporation, and By-Laws of Point Cove Condominium Owner's Association, Inc., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the Expansion Property and units hereby annexed to Point Cove Condominium.

By reason of this Amendment and the addition of nineteen (19) residential land condominium Units to Point Cove Condominium, as of the effective date the original Declaration is amended in the following respects:

3.1 Number.

There were originally fifty-nine (59) residential land condominium Units declared in Point Cove Condominium. By way of previous Amendments, two (2) of these Units (Unit numbers 18 and 37) have been merged with adjoining Units without reducing the total number of Units, one (1) of these Units (Unit number 22) has been merged with the adjoining Unit reducing

the total number by one (1) and two (2) of these Units (Unit numbers 12 and 33) have had the boundary relocated and merged into the two (2) adjoining units reducing the total number by two (2), and resulting in a total number of fifty-six (56) Units. Unit number 44 is being added to the Declaration and will be merged with Unit number 16, resulting in a total number of fifty-five (55) Units upon the recording of this Amendment.

3.2 Percentage of Interest.

Pursuant to Section 8(C) of the Declaration, the percentage of the undivided ownership interest in the common elements and facilities, and limited common elements and facilities appurtenant to each Unit and its owner, shall be determined by dividing the number one (1) by the number of Units declared, fifty-five (55).

3.3 Voting.

There are fifty-five (55) votes in the Association. Each unit shall be entitled to one vote at meetings of the Association, pursuant to the terms and conditions of the Declaration and By-Laws of the Association.

4. AMENDMENT.

The Condominium Plat for Point Cove Condominium is hereby amended by adding Addendum #9 to Point Cove Condominium Plat in the form attached hereto as Exhibit B and recorded herewith in the Condominium Plat records of Wood County.

5. EASEMENTS.

Declarant expressly declares, reserves, and accepts access, development, construction and utility easements across the lands which are described herein for the benefit of and as are necessary for the development and use of the real estate which is shown as "expansion lands", and any other lands adjoining such lands owned or hereafter owned by the Declarant or any of its affiliates, and their respective successors or assigns. Included in this reservation are easements for purposes of access and rights-of-way across the property described in Exhibit A herein for the benefit of such lands described in Exhibit A and as may be necessary in connection with development, construction and sale of said lands, whether or not the land in which the easements exist is ultimately annexed to Point Cove Condominium. Each Unit owner, by acceptance of the deed of conveyance to any Unit, shall be deemed to grant to the Declarant its successors or assigns, an irrevocable Power of Attorney, coupled with an interest to execute and record all documents and legal instruments necessary to implement the provisions and intent of this paragraph. The easements herein reserved shall be continuing covenants running with the land mentioned hereto, and shall become effective upon the first conveyance of all or any part of the condominium property mentioned herein by the Declarant, provided such conveyance is pursuant and subject to Chapter 703 of the Wisconsin Statutes.

6. PROTECTIVE COVENANTS AND RESTRICTIONS.

Section 18 of the Declaration is hereby amended as follows with respect to the expansion Units (Units 41 through 59 inclusive):

The exterior of any structures built on Units 41, 42, 43 and 44 must be LP smart siding, cement board siding, James Hardie HardiePlank, or similar siding subject to Architectural Control Committee ("ACC") approval. The windows for structures on Units 41, 42, 43 and 44 must be tan in color.

The exterior of any structures built on Units 45 through 59 inclusive must be cedar, log, LP smart siding, cement board siding, James Hardie HardiePlank, or similar siding subject to ACC approval. The windows for structures on Units 45 through 59 inclusive do not have to be tan in color but must be pre-approved by the ACC.

The Declarant has constructed community septic systems that are located in the common areas to service Units 41 through 59 inclusive, together with previously platted Units. As a result of this amendment these community septic systems service the units as follows: System 1 services Units 1 through 11 inclusive and 13; System 2 services Units 14, 15, 16, 17, 19, 39 through 43 inclusive and 45 through 50 inclusive; System 3 services Units 20, 21, 23 through 28 inclusive, 51, 52, 53, 54, 58 and 59; System 4 services Units 29, 30, 31, 32, 34, 35, 36, 38 55, 56 and 57. General and Special Assessments associated with the operation and maintenance of the community septic systems shall be shared pro rata among the Unit owners. General Assessments for the community septic systems are estimated to be approximately \$100 per year for each Unit which is not connected to the system, and \$200 per year for Units that are connected to the system. The General Assessments for the community septic systems are subject to change upon written notice from the Association.

Number of bedrooms: Dwellings erected on Units 41, 42, 43 and 45 through 58 inclusive shall not have more than two (2) bedrooms.

7. TERMINATION AND RELEASE OF COVENANTS, CONDITIONS AND RESTRICTIONS

The Lands described on Exhibit C attached hereto, which are the remaining portions of the originally declared Expansion Lands including the Planned Future Units and Future Common Areas as described in the Declaration and depicted on the Condominium Plat and Addenda are hereby released and forever discharged from the Declaration and the Declaration is hereby terminated and of no further force and effect as to such land. The land described on Exhibit C are no longer encumbered or subject to the Point Cove Condominium Declaration and Plat.

8. EFFECT.

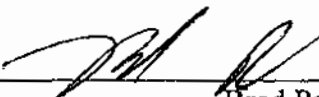
The effective date of this Amendment shall be the date it is recorded in the Office of the Register of Deeds for Wood County, Wisconsin. Except as specifically modified herein, the terms and conditions of the Declaration shall remain in full force and effect.

9. CERTIFICATION.

The undersigned Member of the Declarant hereby certifies and attests by his signature affixed to this Amendment to Declaration of Point Cove Condominium, that in accordance with the terms set forth in the Declaration and Chapter 703 of Wisconsin Statutes, the Member has complied with all requirements to effectuate this Amendment.

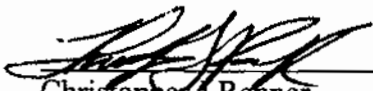
IN WITNESS WHEREOF, this Amendment has been executed by the duly authorized Member of the Declarant as of the day, month and year first above written.

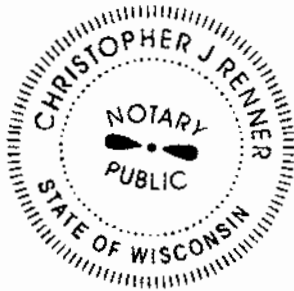
GREAT NORTHERN TIMBER COMPANY, LLC

By: 
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
JUNEAU COUNTY)

Personally came before me this 1st day of August, 2022, the above named Brad Pavloski being a member of Great Northern Timber Company, LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument as an act of the limited liability company by its authority.


Christopher J Renner
Notary Public - State of Wisconsin
My commission expires: 23 January, 2026



This instrument was drafted by:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF EXPANSION PROPERTY

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the East Quarter corner of said Section 6, thence N 00°37'34" W along the East line of the Southeast Quarter of the Northeast Quarter of said Section 6 a distance of 990.32 feet, thence N 89°58'15" W a distance of 196.01 feet to the POINT OF BEGINNING, thence S 00°37'34" E a distance of 55.40 feet, thence S 00°49'57" W a distance of 50.95 feet, thence S 31°34'06" W a distance of 30.14 feet, thence S 68°54'11" W a distance of 30.16 feet, thence N 89°56'44" W a distance of 127.82 feet to the East line of the common area of Point Cove Condominium Addendum, thence S 00°37'34" E along said East line a distance of 25.33 feet to a Southeast corner thereof, thence N 89°56'44" W along the South line of said common area a distance of 289.71 feet to a Southerly corner thereof and a non-tangent curve to the left which has a radius of 142.00 feet, a delta angle of 26°44'56" and a chord that bears S 13°25'44" W a distance of 65.69 feet, thence along the arc of said curve a distance of 66.29 feet, thence S 00°03'16" W a distance of 30.76 feet to the North right-of-way line of SouthShore Drive, thence N 89°56'44" W along said North right-of-way line a distance of 769.46 feet to a curve to the right which has a radius of 367.00 feet, a delta angle of 13°05'24" and a chord that bears N 83°24'02" W a distance of 83.66 feet, thence along said North right-of-way line and the arc of said curve a distance of 83.85 feet to a Southeasterly corner of the common area of Point Cove Condominium Addendum #3, thence the following bearings and distances along said common area, N 18°18'12" E a distance of 58.94 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 3°14'13" and a chord that bears N 16°41'05.5" E a distance of 13.16 feet, thence along the arc of said curve a distance of 13.16 feet to a non-tangent curve to the left which has a radius of 133.00 feet, a delta angle of 38°34'08" and a chord that bears N 76°42'23" E a distance of 87.85 feet, thence along the arc of said curve a distance of 89.53 feet, thence N 57°25'19" E a distance of 166.43 feet, thence departing from the Southerly line of the common area of said Point Cove Condominium Addendum #3, N 16°56'05" W a distance of 68.54 feet to a Northerly corner of said common area, thence the following bearings and distances along said common area, S 57°25'19" W a distance of 184.91 feet to a curve to the right which has a radius of 67.00 feet, a delta angle of 37°39'05" and a chord that bears S 76°14'51.5" W a distance of 43.24 feet, thence along the arc of said curve a distance of 44.03 feet to a non-tangent curve to the left which has a radius of 233.00 feet, a delta angle of 26°01'03" and a chord that bears N 14°13'52.5" W a distance of 104.90 feet, thence along the arc of said curve a distance of 105.80 feet to a curve to the right which has a radius of 317.00 feet, a delta angle of 19°20'21" and a chord that bears N 17°34'13.5" W a distance of 106.49 feet, thence along the arc of said curve a distance of 107.00 feet, thence N 07°54'03" W a distance of 49.41 feet to a non-tangent curve to the left which has a radius of 40.00 feet, a delta angle of 20°17'47" and a chord that bears N 16°21'44.5" E a distance of 14.10 feet, thence along the arc of said curve a distance of 14.17 feet to a Southerly corner of Unit 36 of Point Cove Condominium Addendum #5, thence the following bearings and distances along said Unit 36, N 65°07'35" E a

distance of 86.43 feet, thence N 82°26'48" E a distance of 24.18 feet, thence N 35°16'46" E a distance of 72.45 feet to a meander line of Nepco Lake, thence departing from said Unit 36, S 02°27'24" W along said meander line a distance of 104.62 feet, thence S 26°18'45" E along said meander line a distance of 80.52 feet, thence N 42°23'14" E along said meander line a distance of 114.84 feet to a meander corner on the Westerly line of Unit 35 of said Point Cove Condominium Addendum #3, thence S 24°35'24" E along the westerly line of said Unit 35 a distance of 47.54 feet to a Southwesterly corner thereof, thence S 60°19'54" E along the westerly line of said Unit 35 a distance of 52.32 feet to the Southerly corner thereof, the Westerly line of the common area of said Point Cove Condominium Addendum #3 and a non-tangent curve to the left which has a radius of 40.00 feet, a delta angle of 43°30'48" and a chord that bears S 12°32'39" E a distance of 29.65 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 30.38 feet, thence S 00°06'39" W a distance of 38.69 feet to a non-tangent curve to the left which has a radius of 183.00 feet, a delta angle of 22°18'00" and a chord that bears S 68°34'19" W a distance of 70.78 feet, thence along the arc of said curve a distance of 71.22 feet, thence departing from the Northerly line of the common area of said Point Cove Condominium Addendum #3, S 16°56'05" E a distance of 68.54 feet to a Southerly corner of said common area, thence the following bearings and distances along said common area, S 32°34'41" E a distance of 57.73 feet, thence S 59°44'56" E a distance of 7.35 feet, thence S 84°29'25" E a distance of 80.36 feet, thence N 90°00'00" E a distance of 80.00 feet, thence N 84°28'10" E a distance of 76.21 feet, thence N 62°42'44" E a distance of 53.28 feet to a Southerly corner of Unit 29 of said Point Cove Condominium Addendum #3, thence the following bearings and distances along said Unit 29 and continuing N 62°42'44" E a distance of 51.51 feet, thence N 28°08'57" E a distance of 65.76 feet, thence N 00°00'00" W a distance of 84.51 feet to a meander line of Nepco Lake, thence departing from said Unit 29, N 90°00'00" E along said meander line a distance of 10.00 feet to the West line of Unit 28 of said Point Cove Condominium Addendum, thence the following bearings and distances along said Unit 28, S 00°00'00" E a distance of 24.47 feet, thence S 51°45'55" E a distance of 219.34 feet to a Westerly corner of the common area of said Point Cove Condominium Addendum and a non-tangent curve to the right which has a radius of 499.16 feet, a delta angle of 5°16'26" and a chord that bears S 24°09'59" W a distance of 45.93 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 45.95 feet, thence S 63°11'49" E a distance of 66.00 feet, thence S 89°56'44" E a distance of 289.71 feet, thence N 00°37'34" W a distance of 168.19 feet, thence N 89°58'15" W a distance of 233.86 feet to a non-tangent curve to the left which has a radius of 565.16 feet, a delta angle of 9°07'48" and a chord that bears N 04°16'19" E a distance of 89.96 feet, thence along the arc of said curve a distance of 90.06 feet to a curve to the right which has a radius of 92.00 feet, a delta angle of 64°16'52" and a chord that bears N 31°50'51" E a distance of 97.89 feet, thence along the arc of said curve a distance of 103.22 feet to a curve to the left which has a radius of 456.92 feet, a delta angle of 46°14'53" and a chord that bears N 40°51'50.5" E a distance of 358.88 feet, thence along the arc of said curve a distance of 368.82 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 32°34'08" and a chord that bears N 01°27'20" E a distance of 130.67 feet, thence along the arc of said curve a distance of 132.44 feet to a curve to the right which has a radius of 67.00 feet, a delta angle of 111°52'36" and a chord that bears N 41°06'34" E a distance of 111.01 feet, thence along the arc of said curve a distance of 130.83 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 47°57'41" and a chord that bears N 73°04'01.5" E a distance of 189.40 feet, thence along the arc of said curve a distance of 195.04 feet, thence N 49°05'11" E a distance of 159.59 feet, thence N 40°54'49" W a distance of 66.00

feet, thence S 49°05'11" W a distance of 159.59 feet to a curve to the right which has a radius of 167.00 feet, a delta angle of 47°57'41" and a chord that bears S 73°04'01.5" W a distance of 135.75 feet, thence along the arc of said curve a distance of 139.79 feet to a curve to the left which has a radius of 133.00 feet, a delta angle of 111°52'36" and a chord that bears S 41°06'34" W a distance of 220.36 feet, thence along the arc of said curve a distance of 259.70 feet to a curve to the right which has a radius of 167.00 feet, a delta angle of 30°39'52" and a chord that bears S 00°30'12" W a distance of 88.31 feet, thence along the arc of said curve a distance of 89.38 feet to the Northeast corner of Unit 20 of said Point Cove Condominium Addendum, thence N 68°37'14" W along the Northerly line of said Unit 20 a distance of 146.18 feet to a meander line of Nepco Lake, thence departing from said Unit 20 the following bearings and distances along said meander line, N 13°23'34" W a distance of 96.17 feet, thence N 12°31'19" W a distance of 95.18 feet, thence N 37°01'44" E a distance of 82.04 feet, thence N 25°44'07" E a distance of 79.23 feet, thence N 34°35'06" E a distance of 81.15 feet, thence N 49°31'33" E a distance of 89.59 feet, thence N 32°25'55" E a distance of 26.05 feet to the South line of Unit 15 of said Point Cove Condominium Addendum, thence N 10°06'28" E a distance of 108.65 feet to the North line of Unit 14 of said Point Cove Condominium Addendum, thence N 25°58'07" W a distance of 57.17 feet, thence N 44°38'55" W a distance of 60.60 feet, thence N 43°28'46" W a distance of 78.66 feet to a meander corner on the West line of Lot 3 of Wood County Certified Survey Map number 9488, thence departing from said meander line N 32°53'46" E along the West of said Lot 3 a distance of 57.06 feet to the South line of the common area of Point Cove Condominium and a non-tangent curve to the right which has a radius of 19.00 feet, a delta angle of 52°09'07" and a chord that bears N 82°51'40.5" E a distance of 16.70 feet, thence the following bearings and distances along the South line of said common area and the arc of said curve a distance of 17.29 feet to a curve to the right which has a radius of 84.00 feet, a delta angle of 3°19'40" and a chord that bears S 69°23'56" E a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the right which has a radius of 457.07 feet, a delta angle of 17°14'27" and a chord that bears S 59°06'52.5" E a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 336.00 feet, a delta angle of 18°27'39" and a chord that bears S 59°43'28.5" E a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 84°20'30" and a chord that bears S 26°47'03" E a distance of 25.51 feet, thence along the arc of said curve a distance of 27.97 feet, thence S 15°23'12" W a distance of 0.05 feet to a curve to the left which has a radius of 216.00 feet, a delta angle of 0°49'18" and a chord that bears S 14°58'33" W a distance of 3.10 feet, thence along the arc of said curve a distance of 3.10 feet to the Northeast corner of Unit 14 of said Point Cove Condominium Addendum, thence S 71°58'46" W along the North line of said Unit 14 a distance of 159.58 feet to a meander line of Nepco Lake, thence S 10°06'28" W along said meander line a distance of 108.65 feet to the South line of Unit 15 of said Point Cove Condominium Addendum, thence S 72°24'25" E along the South line of said Unit 15 a distance of 117.59 feet to a Southerly corner thereof, thence N 88°12'25" E along the South line of said Unit 15 a distance of 100.87 feet to the Southeast corner thereof and a Southerly corner of the common area of Point Cove Condominium, thence N 51°36'33" E along the South line of said common area a distance of 24.27 feet to a Southerly corner thereof and a Southerly corner of the common area of Point Cove Condominium Addendum, thence the following bearings and distances along said common area, N 45°17'12" E a distance of 52.50 feet, thence N 35°27'31" E a distance of 56.67 feet, thence N 24°58'36" E a distance of 50.43 feet to the Southwest corner of Unit 16 of said Point Cove Condominium Addendum, thence S 73°46'32" E

along the South line of said Unit 16 a distance of 178.24 feet to the Southeast corner thereof, the Westerly line of the common area of Point Cove Condominium and a non-tangent curve to the right which has a radius of 267.00 feet, a delta angle of 37°30'02" and a chord that bears S 30°20'10" W a distance of 171.65 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 174.76 feet, thence S 49°05'11" W a distance of 59.14 feet, thence S 40°54'49" E a distance of 182.78 feet to a curve to the right which has a radius of 1967.00 feet, a delta angle of 2°46'09" and a chord that bears S 39°31'44.5" E a distance of 95.06 feet, thence along the arc of said curve a distance of 95.07 feet, thence S 38°08'40" E a distance of 11.72 feet, thence departing from the common area of said Point Cove Condominium, S 47°20'10" W a distance of 79.32 feet, thence S 50°04'24" W a distance of 50.51 feet, thence S 68°25'07" W a distance of 46.75 feet, thence S 84°45'20" W a distance of 59.45 feet, thence S 75°34'11" W a distance of 81.80 feet, thence S 60°03'17" W a distance of 81.80 feet, thence S 44°32'23" W a distance of 81.80 feet, thence S 29°01'29" W a distance of 81.80 feet, thence S 13°30'35" W a distance of 81.80 feet, thence S 02°00'18" E a distance of 81.80 feet, thence S 17°31'12" E a distance of 81.80 feet, thence S 30°46'35" E a distance of 58.02 feet, thence S 00°37'34" E a distance of 58.66 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of Nepco Lake.

EXHIBIT B
ADDENDUM TO CONDOMINIUM PLAT

(See attached)

Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.

Pavloski Development
 Castle Rock, Lake NEPCOL, LLC
100% Sign. Dist. 20
 No. 1000, Wisconsin, 53001
 Office: 920-28-7111

Line Data Table		
Number	Direction	Distance
L1	N 32°53'48" E	107.2'
L2	S 15°23'12" W	0.05'
L3	N 43°28'48" W	78.86'
L4	N 44°38'55" W	60.60'
L5	N 25°58'07" W	37.17'
L6	N 32°25'55" E	26.05'
L7	N 49°31'53" E	89.59'
L8	N 34°35'06" E	81.15'
L9	N 25°44'07" E	79.23'
L10	N 37°01'44" E	82.04'
L11	N 12°31'19" W	95.18'
L12	N 13°23'34" W	96.17'
L13	N 51°36'33" E	24.27'
L14	N 45°17'12" E	52.50'
L15	N 35°27'31" E	56.67'
L16	N 24°58'36" E	50.43'
L17	N 40°34'49" W	56.04'
L18	N 90°00'00" E	10.00'
L19	S 00°03'18" W	30.76'
L20	S 00°03'18" W	30.76'
L21	S 59°44'56" E	7.35'
L22	N 07°54'03" W	49.61'
L23	N 82°28'48" E	24.18'
L24	S 02°27'24" W	104.62'
L25	S 26°18'45" E	80.52'
L26	N 42°23'16" E	114.84'
L27	S 60°19'54" E	52.32'
L28	S 00°06'30" W	38.69'
L29	S 50°04'24" W	50.51'
L30	S 68°25'07" W	46.75'
L31	S 84°45'20" W	59.45'
L32	S 00°49'57" W	50.95'
L33	S 31°34'08" W	30.14'
L34	S 68°54'11" W	30.18'

COUNTY OF WOOD:

The County of Wood does hereby certify that this addendum to the Condominium Plat of Point Cove be and hereby is approved in compliance with Chapter 701.04(5) of the Wood County Land Subdivision Ordinance #701.

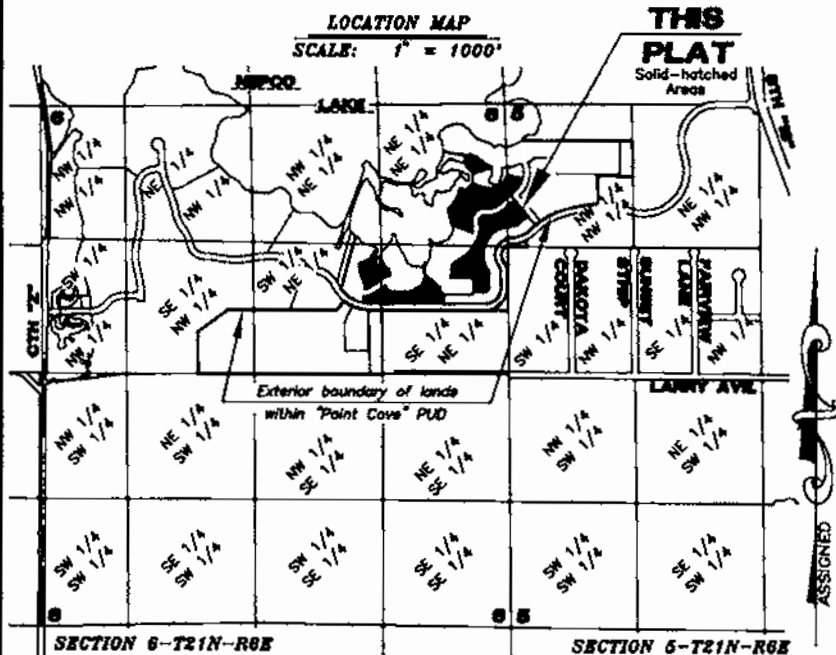
Date: _____ Plot Review Officer

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, hereby certify that I am a Professional Land Surveyor; and
 That I have fully complied with the provisions of Chapter 703 of the Wisconsin State Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, Wood County Land Subdivision Ordinance #701, the Town of Saratoga Building Code Ordinance No. 9-7-16A and the Town of Saratoga Zoning Ordinance No. 04-20-16; and
 That I have surveyed and mapped the property described and shown upon these sheets of this Condominium Plat at the direction of Brad Pavloski, member of Great Northern Timber Company, LLC, declarant and owner; and
 That said plat is a true and correct representation of the lands surveyed and the condominium described, to the best of my knowledge and belief; and
 That the identification and location of each unit and the common elements can be determined from the plat.

Revised: 1 August, 2022

Christopher J. Renner PLS No. 2441



Note: Wood County Shoreland and Floodplain Zoning apply. Any structure(s), building(s), site disturbance and/or development in the future shall be in accordance with Wood County Ordinances #703, #704 and any other applicable regulations. Contact the Wood County Department of Planning and Zoning.

Fieldwork completed: 14 July, 2022
 Field Book File: _____ Page: File

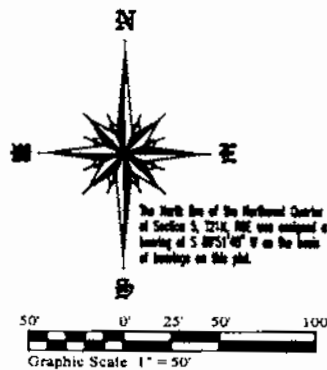
Great Northern Timber Company LLC
 P.O. Box 1027
 Wisconsin Rapids, WI. 54495-1027

Point Cove

condominium addendum #9

Part of Lot J of Wood County Certified Survey Map number 2488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

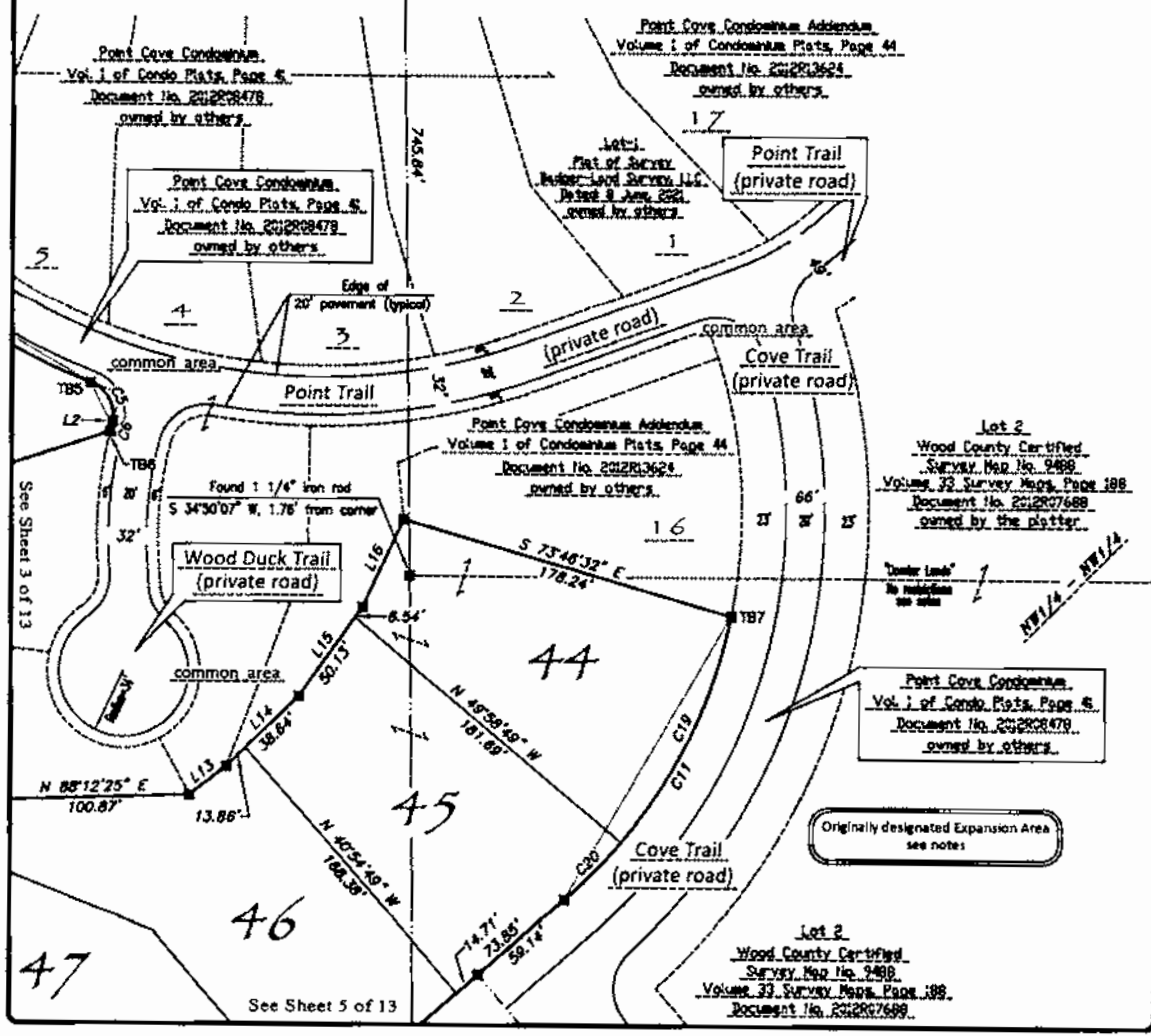
NORTH QUARTER CORNER
SECTION 5, T21N, R6E



LEGEND:

- ⊕ - Waupaca cast iron monument, found
 - ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
 - ⊕ - Railroad Spike, found
 - ⊗ - 2 1/2" O.D. round iron pipe, found
 - - 1 1/4" round iron rod, found
 - - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
 - - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
 - () - Recorded as
 - Vinculum - Ownership/parcel data tie
- 41 - Unit Number

NOTE: SEE DECLARATIONS FOR MORE INFORMATION REGARDING THE ORIGINALLY DESIGNATED EXPANSION AREAS.



Point Cove

condominium addendum #9

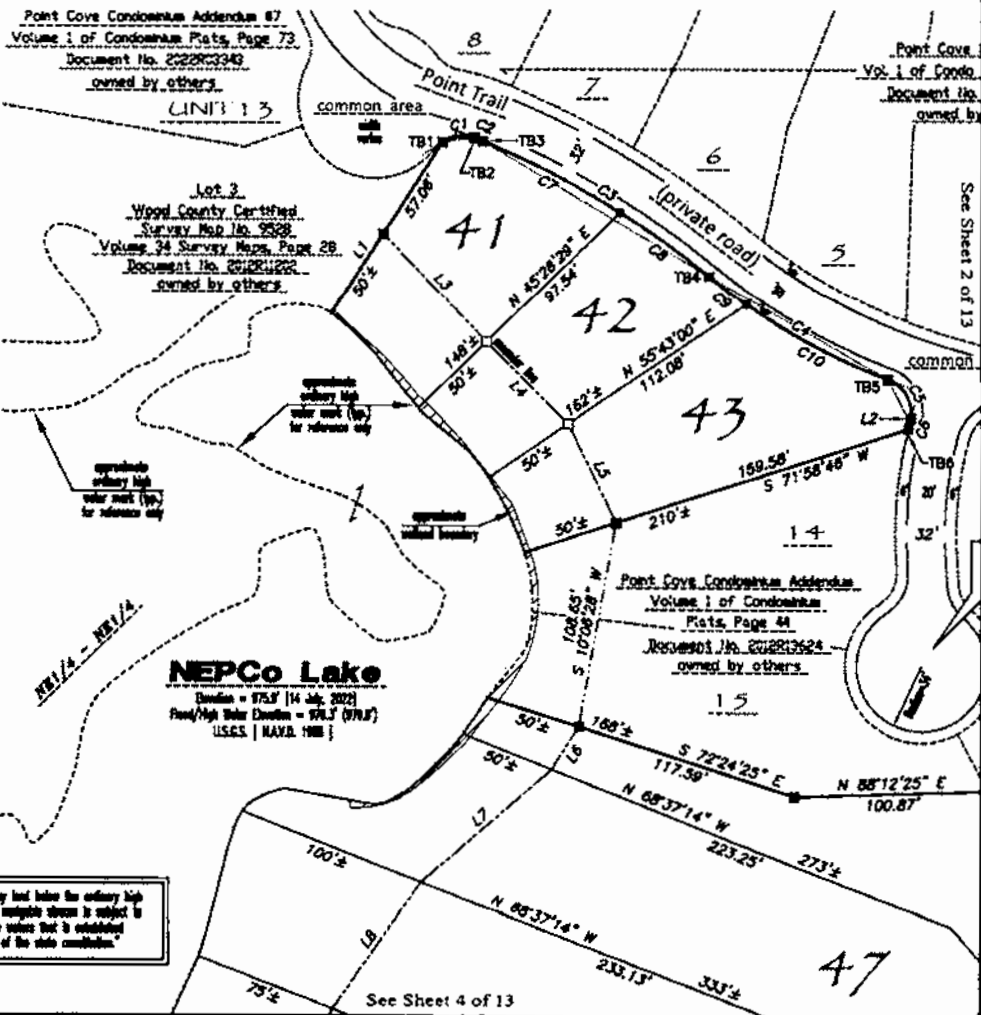
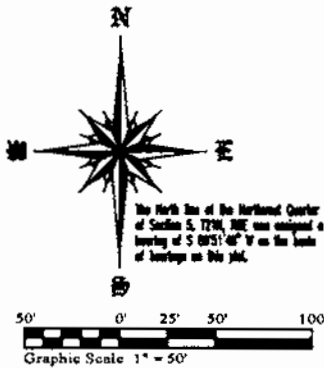
Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Sandoga, Wood County, Wisconsin.

LEGEND:

- ⊕ -- Waspac cast iron monument, found
- ▼ -- 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
- ⊕ -- Railroad Spike, found
- ⊗ -- 2 1/2" O.D. round iron pipe, found
- ⊞ -- 1 1/4" round iron rod, found
- -- 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lined ft.
- -- 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lined ft.
- () -- Recorded as
- Vinculum -- Ownership/parcel data tie

41 -- Unit Number

NOTE: SEE DECLARATIONS FOR MORE INFORMATION REGARDING THE ORIGINALLY DESIGNATED EXPANSION AREAS.

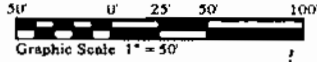


Public Trust Information: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article X, Section 1, of the state constitution.

Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

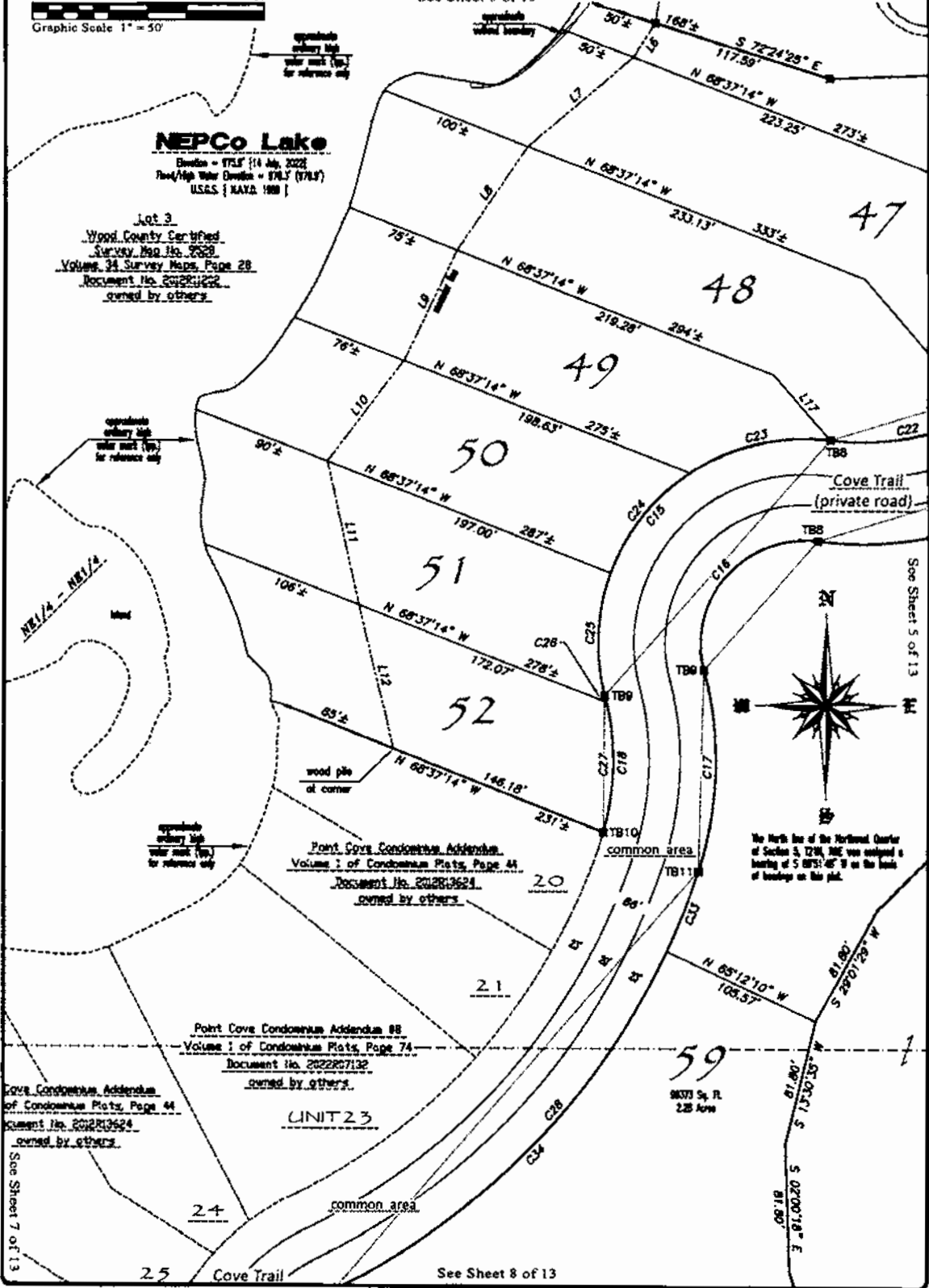


See Sheet 3 of 13

NEPCo Lake

Elevation = 475.0' (14 July, 2022)
Tide/High Water Elevation = 474.7' (17/18)
USGS (NAVD 1988)

Lot 3
Wood County Certified
Survey Map No. 9488
Volume 34 Survey Maps, Page 28
Document No. 2022R1622
owned by others



The North line of the Northwest Quarter of Section 5, T21N, R6E was surveyed a bearing of S 89°51'45" W on the basis of bearings on this plat.

Cove Condominium Addendum
of Condominium Plats, Page 44
Document No. 2022R1624
owned by others

Point Cove Condominium Addendum #8
Volume 1 of Condominium Plats, Page 74
Document No. 2022R07132
owned by others

UNIT 23

common area

See Sheet 8 of 13

See Sheet 7 of 13

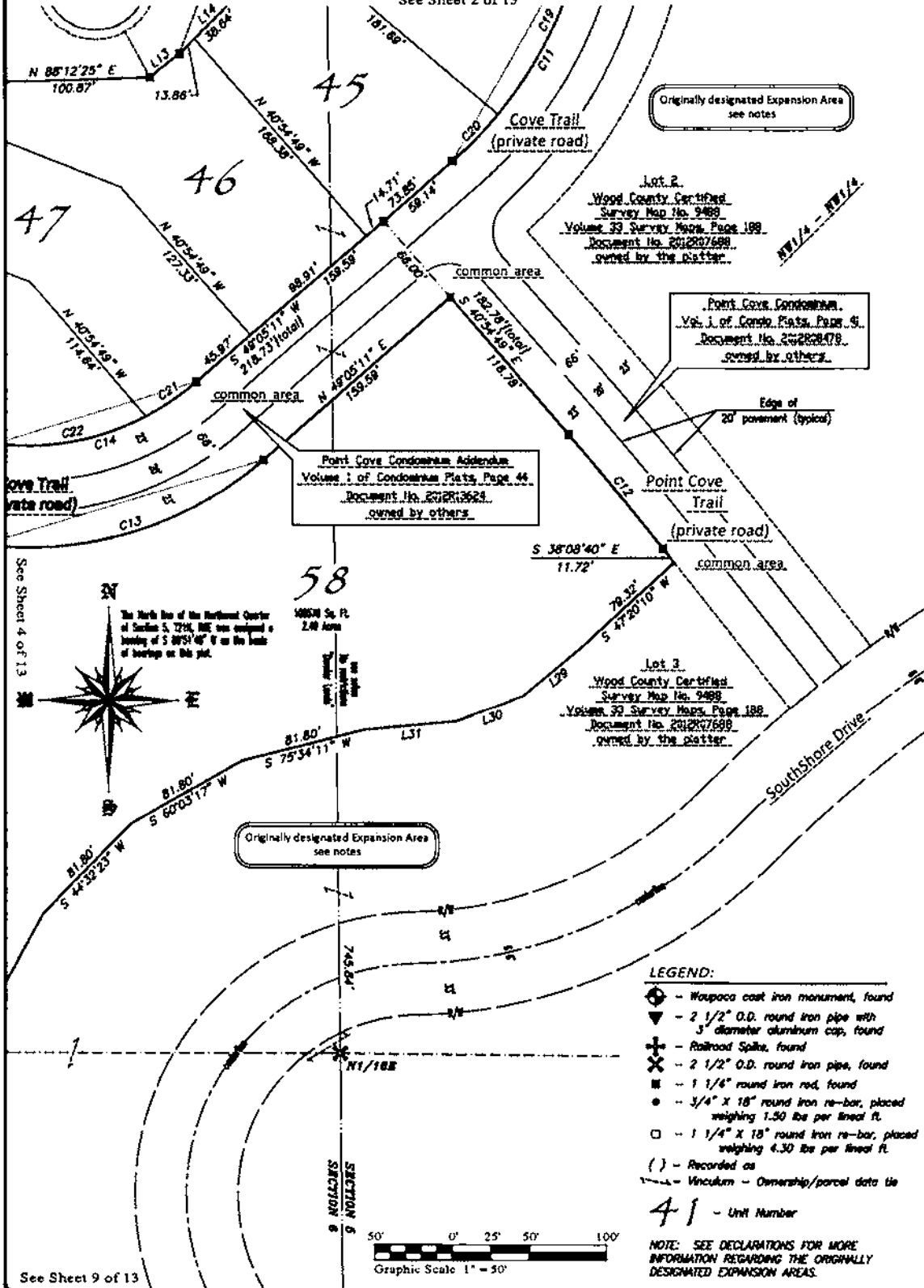
See Sheet 5 of 13

Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 5, Township 21 North, Range 5 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 2 of 13



Originally designated Expansion Area
see notes

Lot 2.
Wood County Certified
Survey Map No. 9488
Volume 33 Survey Maps, Page 188
Document No. 2012R07688
owned by the plattee.

Point Cove Condominium
Vol. 1 of Condo Plats, Page 51
Document No. 2012R07688
owned by others.

Point Cove Condominium Addendum
Volume 1 of Condominium Plats, Page 44
Document No. 2012R07688
owned by others.

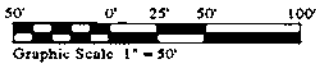
Lot 3
Wood County Certified
Survey Map No. 9488
Volume 33 Survey Maps, Page 188
Document No. 2012R07688
owned by the plattee.

Originally designated Expansion Area
see notes

- LEGEND:**
- ⊕ - Waupaca cast iron monument, found
 - ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
 - ⊕ - Railroad Spike, found
 - ⊗ - 2 1/2" O.D. round iron pipe, found
 - - 1 1/4" round iron rod, found
 - - 3/4" x 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
 - - 1 1/4" x 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
 - () - Recorded as
 - - - - - Vinculum - Ownership/parcel data tie
 - 41 - Unit Number

NOTE: SEE DECLARATIONS FOR MORE INFORMATION REGARDING THE ORIGINALLY DESIGNATED EXPANSION AREAS.

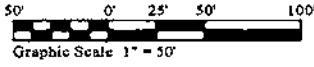
See Sheet 9 of 13



Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



NEPCo Lake

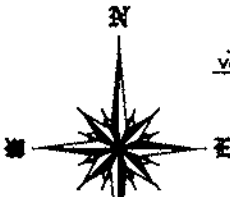
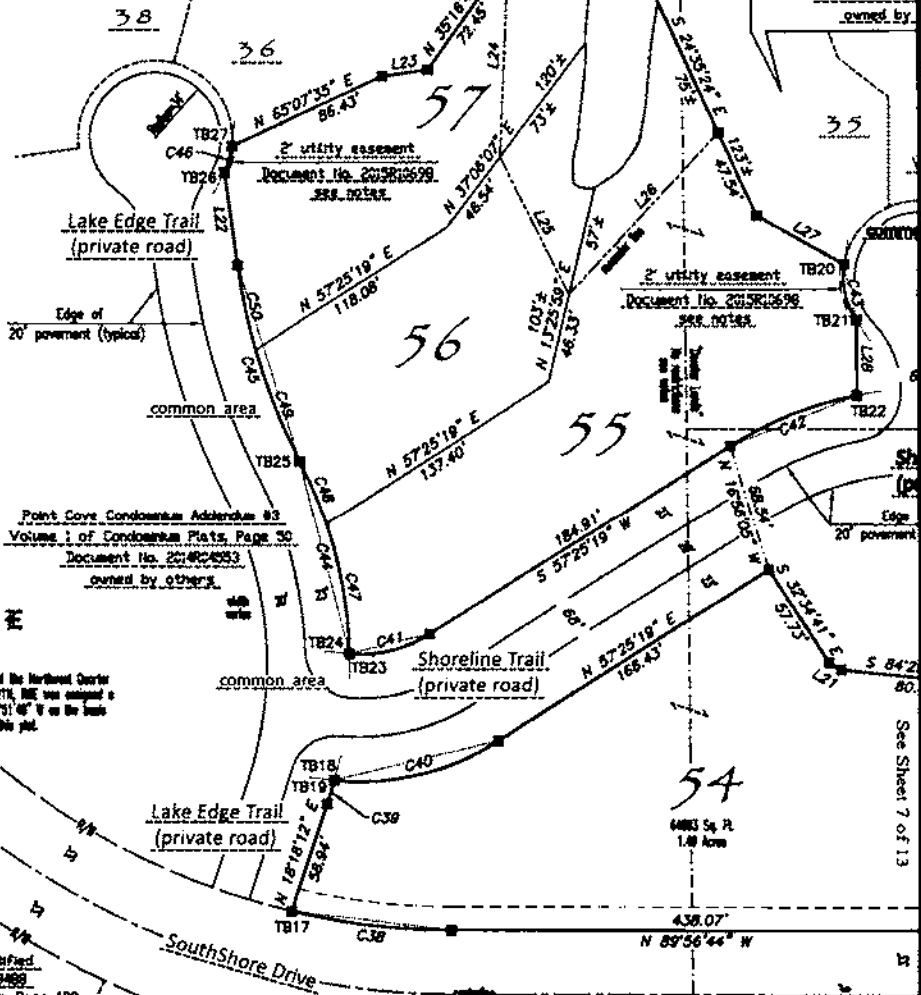
Division - 9153 (11 Aug. 2021)
Head/Hip Water Elevations - 915.7 (9/13)
USGS (NAVD. 1988)

Lot 3,
Wood County Certified
Survey Map No. 9528
Volume 34 Survey Maps, Page 28
Document No. 2012R1432
owned by others.

Point Cove Condominium Addendum #3
Volume 1 of Condominium Plats, Page 30
Document No. 2014R04533
owned by others.

Point Cove Condominium Addendum #5
Volume 1 of Condominium Plats, Page 66
Document No. 2018R08468
owned by others.

Point Cove Condominium
Volume 1 of Condominium Plats
Document No. 2014R04533
owned by others.



The North line of the Northwest Quarter of Section 5, T21N, R06E was extended a bearing of S 89°14' 00" W on the basis of bearings on this plat.

Lot 4,
Wood County Certified
Survey Map No. 9488
Volume 33 Survey Maps, Page 188
Document No. 2012R07688
owned by others.

Originally designated Expansion Area
see notes

Point Cove Condominium Addendum #3
Volume 1 of Condominium Plats, Page 30
Document No. 2014R04533
owned by others.

designated private onsite
wastewater treatment system area.

Lot 4,
Wood County Certified
Survey Map No. 9488
Volume 33 Survey Maps, Page 188
Document No. 2012R07688
owned by others.

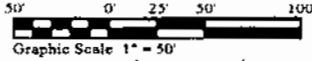
owned by others.

See Sheet 7 of 13

Point Cove

condominium addendum #9

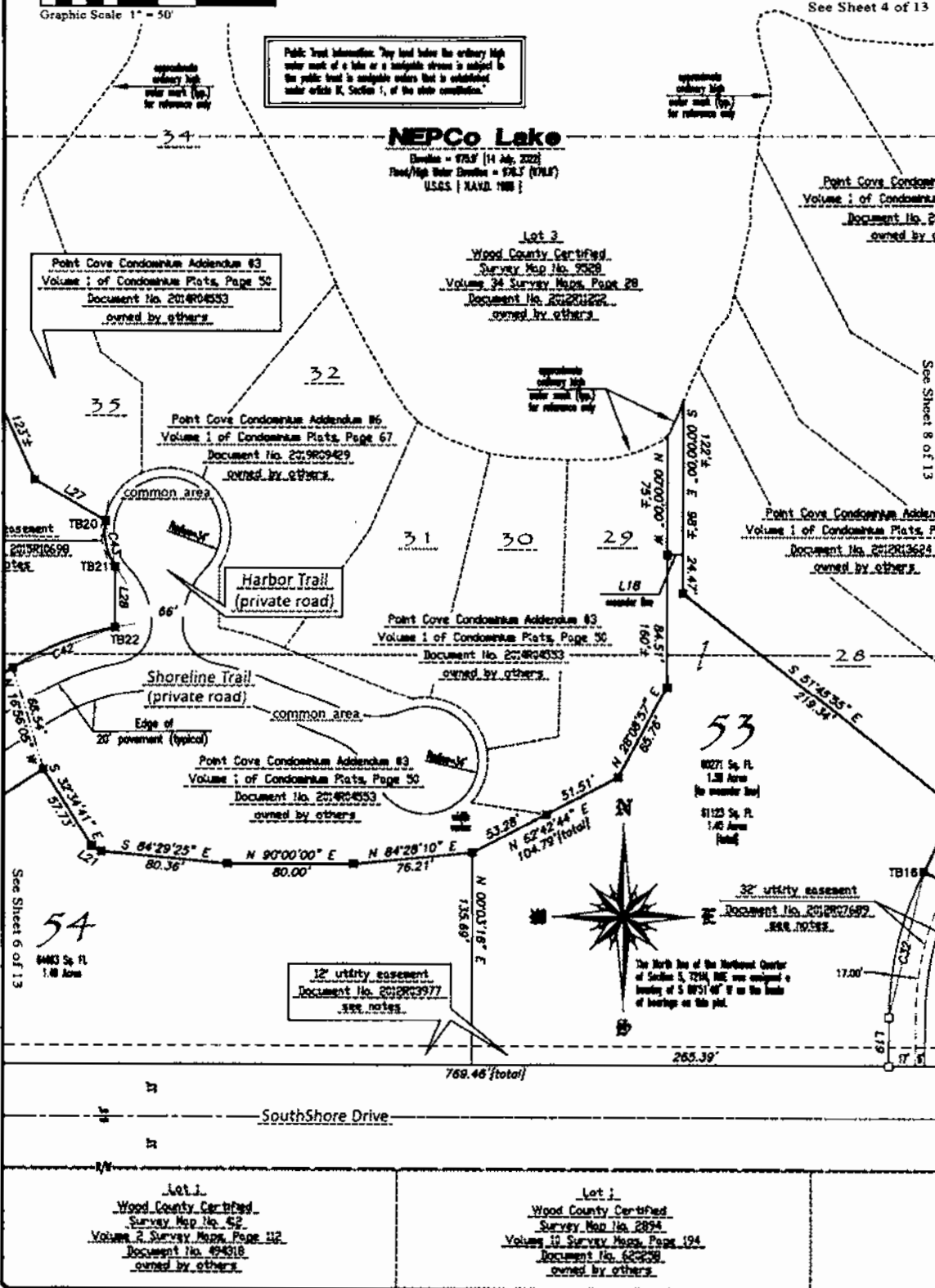
Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.



Public Trust Information: Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in complete orders that is established under article IX, Section 1, of the state constitution.

NEPCo Lake

Division = 978.7' [14 July 2022]
Pool/High Water Division = 978.3' (V.M.L.)
USGS | NAD 83 | 1988



Point Cove Condominium Addendum #3
Volume 1 of Condominium Plats, Page 50
Document No. 2014R04533
owned by others.

Lot 3
Wood County Certified
Survey Map No. 9488
Volume 34 Survey Maps, Page 28
Document No. 2012R07688
owned by others.

Point Cove Condominium Addendum #6
Volume 1 of Condominium Plats, Page 67
Document No. 2019R03429
owned by others.

Point Cove Condominium Addendum #3
Volume 1 of Condominium Plats, Page 50
Document No. 2014R04533
owned by others.

Point Cove Condominium Addendum #3
Volume 1 of Condominium Plats, Page 50
Document No. 2014R04533
owned by others.

Point Cove Condominium Addendum #3
Volume 1 of Condominium Plats, Page 50
Document No. 2014R04533
owned by others.

53
8027 Sq. Ft.
1.28 Acres
No easement line
8123 Sq. Ft.
1.46 Acres
Pool

12' utility easement
Document No. 2019R03977
see notes.

32' utility easement
Document No. 2019R07687
see notes.

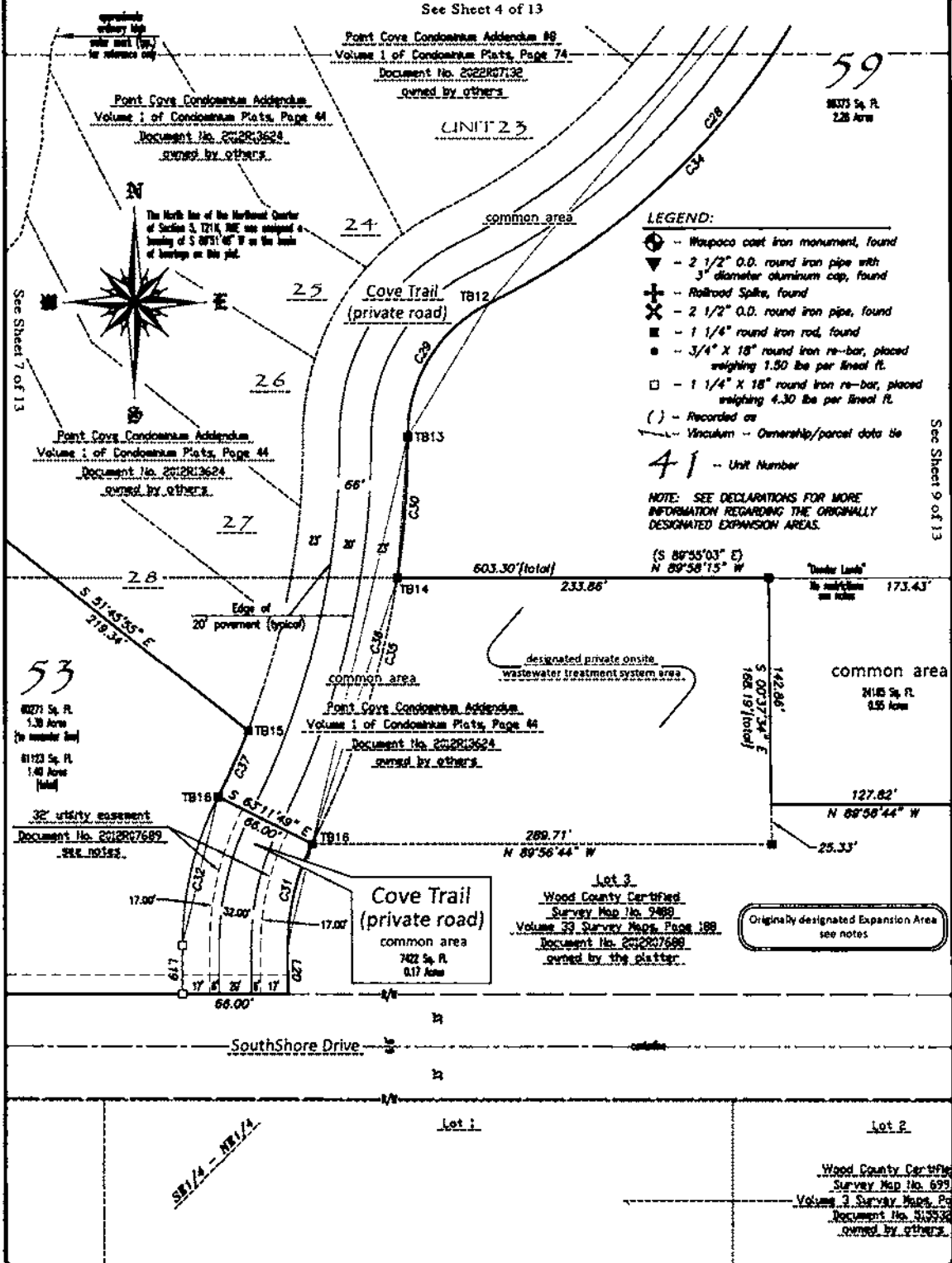
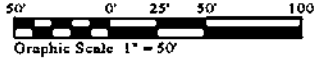
Lot 1
Wood County Certified
Survey Map No. 62
Volume 2 Survey Maps, Page 112
Document No. 494318
owned by others.

Lot 2
Wood County Certified
Survey Map No. 2854
Volume 10 Survey Maps, Page 124
Document No. 624238
owned by others.

Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07888. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 8 East, Town of Saratoga, Wood County, Wisconsin.



- LEGEND:**
- ⊙ - Wausau cast iron monument, found
 - ▼ - 2 1/2" O.D. round iron pipe with 3" diameter aluminum cap, found
 - ⊕ - Railroad Spike, found
 - ✕ - 2 1/2" O.D. round iron pipe, found
 - - 1 1/4" round iron rod, found
 - - 3/4" X 18" round iron re-bar, placed weighing 1.50 lbs per lineal ft.
 - - 1 1/4" X 18" round iron re-bar, placed weighing 4.30 lbs per lineal ft.
 - () - Recorded as
 - - - - - Vinculum - Ownership/parcel data to
- 41** - Unit Number

NOTE: SEE DECLARATIONS FOR MORE INFORMATION REGARDING THE ORIGINALLY DESIGNATED EXPANSION AREAS.

Originally designated Expansion Area see notes

Cove Trail (private road)
common area
742 Sq. Ft.
0.17 Acre

Lot 3
Wood County Certified Survey Map No. 9488
Volume 33 Survey Maps Page 188
Document No. 2012R07888
owned by the plattee.

53
80271 Sq. Ft.
1.83 Acre
(76% wooded land)
81123 Sq. Ft.
1.86 Acre
(total)

59
80373 Sq. Ft.
2.28 Acre

common area
21165 Sq. Ft.
4.85 Acre

127.02'
N 88°58'44" W
25.33'

32' utility easement
Document No. 2012R07689
see notes.

SB 1/4 - NE 1/4

Lot 1

Lot 2

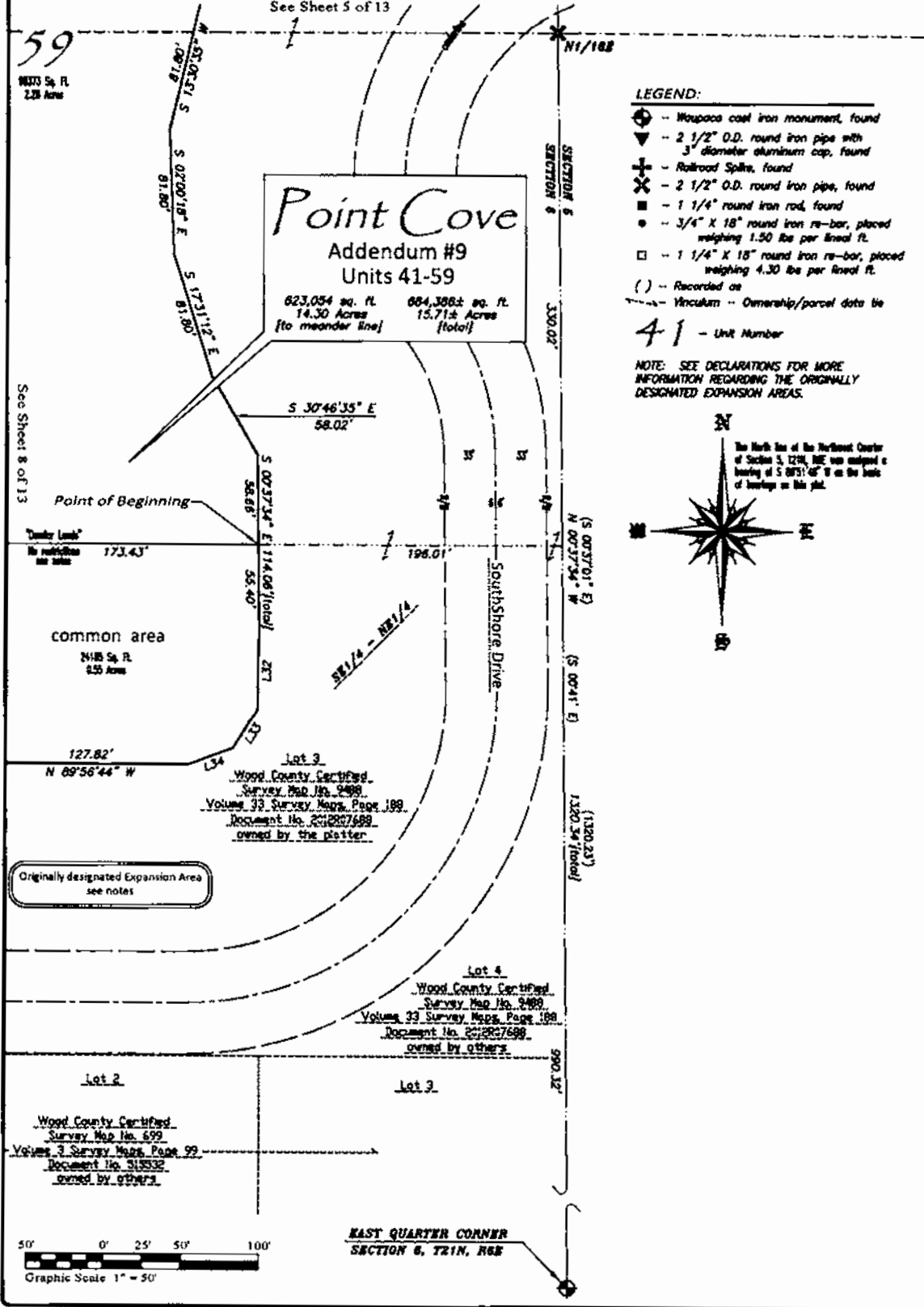
Wood County Certified Survey Map No. 699
Volume 3 Survey Maps Page 188
Document No. 2012R07699
owned by others.

Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 8488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

See Sheet 5 of 13



Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume JJ of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION:

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume JJ of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter corner of said Section 6, thence N 00°37'34" W along the East line of the Southeast Quarter of the Northeast Quarter of said Section 6 a distance of 990.32 feet, thence N 89°58'15" W a distance of 198.01 feet to the POINT OF BEGINNING, thence S 00°37'34" E a distance of 55.40 feet, thence S 00°49'57" W a distance of 50.95 feet, thence S 31°34'06" W a distance of 30.14 feet, thence S 88°54'11" W a distance of 30.16 feet, thence N 89°58'44" W a distance of 127.82 feet to the East line of the common area of Point Cove Condominium Addendum, thence S 00°37'34" E along said East line a distance of 25.33 feet to a Southeast corner thereof, thence N 89°56'44" W along the South line of said common area a distance of 289.71 feet to a Southerly corner thereof and a non-tangent curve to the left which has a radius of 142.00 feet, a delta angle of 26°44'58" and a chord that bears S 13°25'44" W a distance of 85.69 feet, thence along the arc of said curve a distance of 68.29 feet, thence S 00°03'16" W a distance of 30.76 feet to the North right-of-way line of SouthShore Drive, thence N 89°56'44" W along said North right-of-way line a distance of 769.48 feet to a curve to the right which has a radius of 367.00 feet, a delta angle of 13°05'24" and a chord that bears N 83°24'02" W a distance of 83.88 feet, thence along said North right-of-way line and the arc of said curve a distance of 83.85 feet to a Southeast corner of the common area of Point Cove Condominium Addendum #3, thence the following bearings and distances along said common area, N 18°18'12" E a distance of 58.94 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 3°14'13" and a chord that bears N 16°41'05.5" E a distance of 13.18 feet, thence along the arc of said curve a distance of 13.16 feet to a non-tangent curve to the left which has a radius of 133.00 feet, a delta angle of 38°34'08" and a chord that bears N 76°42'23" E a distance of 87.85 feet, thence along the arc of said curve a distance of 89.53 feet, thence N 57°25'19" E a distance of 186.43 feet, thence departing from the Southerly line of the common area of said Point Cove Condominium Addendum #3, N 18°56'05" W a distance of 88.54 feet to a Northerly corner of said common area, thence the following bearings and distances along said common area, S 57°25'19" W a distance of 184.91 feet to a curve to the right which has a radius of 67.00 feet, a delta angle of 37°39'08" and a chord that bears S 76°14'51.5" W a distance of 43.24 feet, thence along the arc of said curve a distance of 44.03 feet to a non-tangent curve to the left which has a radius of 233.00 feet, a delta angle of 26°01'03" and a chord that bears N 14°13'52.5" W a distance of 104.90 feet, thence along the arc of said curve a distance of 105.80 feet to a curve to the right which has a radius of 317.00 feet, a delta angle of 19°20'21" and a chord that bears N 17°34'13.5" W a distance of 106.49 feet, thence along the arc of said curve a distance of 107.00 feet, thence N 07°54'03" W a distance of 49.41 feet to a non-tangent curve to the left which has a radius of 40.00 feet, a delta angle of 20°17'47" and a chord that bears N 16°21'44.5" E a distance of 14.10 feet, thence along the arc of said curve a distance of 14.17 feet to a Southerly corner of Unit 36 of Point Cove Condominium Addendum #5, thence the following bearings and distances along said Unit 36, N 65°07'35" E a distance of 86.43 feet, thence N 82°26'48" E a distance of 24.18 feet, thence N 35°16'48" E a distance of 72.45 feet to a meander line of Necco Lake, thence departing from said Unit 36, S 02°27'24" W along said meander line a distance of 104.62 feet, thence S 26°18'45" E along said meander line a distance of 80.52 feet, thence N 42°23'14" E along said meander line a distance of 114.84 feet to a meander corner on the Westerly line of Unit 35 of said Point Cove Condominium Addendum #3, thence S 24°35'24" E along the westerly line of said Unit 35 a distance of 47.54 feet to a Southwesterly corner thereof, thence S 60°19'54" E along the westerly line of said Unit 35 a distance of 52.32 feet to the Southerly corner thereof, the Westerly line of the common area of said Point Cove Condominium Addendum #3 and a non-tangent curve to the left which has a radius of 40.00 feet, a delta angle of 43°30'48" and a chord that bears S 12°32'30" E a distance of 29.65 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 30.38 feet, thence S 00°06'39" W a distance of 38.69 feet to a non-tangent curve to the left which has a radius of 183.00 feet, a delta angle of 22°18'00" and a chord that bears S 68°34'19" W a distance of 70.78 feet, thence along the arc of said curve a distance of 71.22 feet, thence departing from the Northerly line of the common area of said Point Cove Condominium Addendum #3, S 16°56'05" E a distance of 68.54 feet to a Southerly corner of said common area, thence the following bearings and distances along said common area, S 32°34'41" E a distance of 57.73 feet, thence S 59°44'56" E a distance of 7.38 feet, thence S 84°29'25" E a distance of 80.36 feet, thence N 90°00'00" E a distance of 80.00 feet, thence N 84°28'10" E a distance of 76.21 feet, thence N 62°42'44" E a distance of 53.28 feet to a Southerly corner of Unit 29 of said Point Cove Condominium Addendum #3, thence the following bearings and distances along said Unit 29 and continuing N 62°42'44" E a distance of 51.31 feet, thence N 28°08'57" E a distance of 85.76 feet, thence N 00°00'00" W a distance of 84.31 feet to a meander line of Necco Lake, thence departing from said Unit 29, N 90°00'00" E along said meander line a distance of 10.00 feet to the West line of Unit 28 of said Point Cove Condominium Addendum, thence the following bearings and distances along said Unit 28, S 00°00'00" E a distance of 24.47 feet, thence S 51°45'55" E a distance of 219.34 feet to a Westerly corner of the common area of said Point Cove Condominium Addendum and a non-tangent curve to the right which has a radius of 499.16 feet, a delta angle of 5°18'28" and a chord that bears S 24°09'59" W a distance of 45.93 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 45.95 feet, thence S 63°11'49" E a distance of 86.00 feet, thence S 89°56'44" E a distance of 289.71 feet, thence N 00°37'34" W a distance of 188.19 feet, thence N 89°58'15" W a distance of 233.88 feet to a non-tangent curve to the left which has a radius of 563.16 feet, a delta angle of 9°07'48" and a chord that bears N 04°16'19" E a distance of 89.96 feet, thence along the arc of said curve a distance of 90.06 feet to a curve to the right which has a radius of 92.00 feet, a delta angle of 64°16'52" and a chord that bears N 31°50'51" E a distance of 97.89 feet, thence along the arc of said curve a distance of 103.22 feet to a curve to the left which has a radius of 458.92 feet, a delta angle of 46°14'53" and a chord that bears N 40°51'30.5" E a distance of 358.88 feet, thence along the arc of said curve a distance of 368.82 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 32°34'08" and a chord that bears N 01°27'20" E a distance of 130.67 feet, thence along the arc of said curve a distance of 132.44 feet to a curve to the right which has a radius of 67.00 feet, a delta angle of 111°52'38" and a chord that bears N 41°06'34" E a distance of 111.01 feet, thence along the arc of said curve a distance of 130.83 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 47°57'41" and a chord that bears N 73°04'01.5" E a distance of 189.40 feet, thence along the arc of said curve a distance of 195.04 feet, thence N 49°05'11" E a distance of 159.59 feet, thence N 40°54'49" W a distance of 65.00 feet, thence S 49°05'11" W a distance of 159.59 feet to a curve to the right which has a radius of 187.00 feet, a delta angle of 47°57'41" and a chord that

--- Continued on Sheet 11 of 13 ---

Pavloski Development
Castle Rock Lake NEPCO Lake

18888 State Road 18
New Lisbon, Wisconsin 53059
Phone 408-998-7777

Point Cove

condominium addendum #9

Part of Lot J of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northeast Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

LEGAL DESCRIPTION:

--- Continued from Sheet 10 of 13 ---

bears S 73°04'01.5" W a distance of 135.75 feet, thence along the arc of said curve a distance of 139.79 feet to a curve to the left which has a radius of 133.00 feet, a delta angle of 111°52'36" and a chord that bears S 41°06'34" W a distance of 220.36 feet, thence along the arc of said curve a distance of 259.70 feet to a curve to the right which has a radius of 187.00 feet, a delta angle of 30°39'52" and a chord that bears S 00°30'12" W a distance of 88.31 feet, thence along the arc of said curve a distance of 89.38 feet to the Northeast corner of Unit 20 of said Point Cove Condominium Addendum, thence N 68°37'14" W along the Northerly line of said Unit 20 a distance of 146.18 feet to a meander line of Nepco Lake, thence departing from said Unit 20 the following bearings and distances along said meander line, N 13°23'34" W a distance of 96.17 feet, thence N 12°31'19" W a distance of 95.18 feet, thence N 37°01'44" E a distance of 82.04 feet, thence N 25°44'07" E a distance of 79.23 feet, thence N 34°35'08" E a distance of 81.15 feet, thence N 49°31'33" E a distance of 89.59 feet, thence N 32°25'55" E a distance of 26.05 feet to the South line of Unit 15 of said Point Cove Condominium Addendum, thence N 10°06'28" E a distance of 108.65 feet to the North line of Unit 14 of said Point Cove Condominium Addendum, thence N 25°58'07" W a distance of 57.17 feet, thence N 44°38'55" W a distance of 60.60 feet, thence N 43°28'46" W a distance of 78.66 feet to a meander corner on the West line of Lot J of Wood County Certified Survey Map number 9488, thence departing from said meander line N 32°53'46" E along the West of said Lot J a distance of 57.06 feet to the South line of the common area of Point Cove Condominium and a non-tangent curve to the right which has a radius of 19.00 feet, a delta angle of 52°09'07" and a chord that bears N 82°51'40.5" E a distance of 16.70 feet, thence the following bearings and distances along the South line of said common area and the arc of said curve a distance of 17.29 feet to a curve to the right which has a radius of 84.00 feet, a delta angle of 3°19'40" and a chord that bears S 69°23'55" E a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the right which has a radius of 457.07 feet, a delta angle of 17°14'27" and a chord that bears S 59°06'52.5" E a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 336.00 feet, a delta angle of 18°27'39" and a chord that bears S 59°43'26.5" E a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of 84°20'30" and a chord that bears S 26°47'03" E a distance of 23.51 feet, thence along the arc of said curve a distance of 27.97 feet, thence S 15°23'12" W a distance of 0.05 feet to a curve to the left which has a radius of 216.00 feet, a delta angle of 0°49'18" and a chord that bears S 14°58'33" W a distance of 3.10 feet, thence along the arc of said curve a distance of 3.10 feet to the Northeast corner of Unit 14 of said Point Cove Condominium Addendum, thence S 71°58'45" W along the North line of said Unit 14 a distance of 159.58 feet to a meander line of Nepco Lake, thence S 10°06'28" W along said meander line a distance of 108.65 feet to the South line of Unit 15 of said Point Cove Condominium Addendum, thence S 72°24'25" E along the South line of said Unit 15 a distance of 117.59 feet to a Southerly corner thereof, thence N 88°12'25" E along the South line of said Unit 15 a distance of 100.87 feet to the Southeast corner thereof and a Southerly corner of the common area of Point Cove Condominium, thence N 51°38'33" E along the South line of said common area a distance of 24.27 feet to a Southerly corner thereof and a Southerly corner of the common area of Point Cove Condominium Addendum, thence the following bearings and distances along said common area, N 45°17'12" E a distance of 52.50 feet, thence N 35°27'31" E a distance of 56.67 feet, thence N 24°58'36" E a distance of 50.43 feet to the Southwest corner of Unit 16 of said Point Cove Condominium Addendum, thence S 73°46'32" E along the South line of said Unit 16 a distance of 178.24 feet to the Southeast corner thereof, the Westery line of the common area of Point Cove Condominium and a non-tangent curve to the right which has a radius of 267.00 feet, a delta angle of 37°30'02" and a chord that bears S 30°20'10" W a distance of 171.63 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 174.76 feet, thence S 49°05'11" W a distance of 59.14 feet, thence S 40°54'49" E a distance of 182.78 feet to a curve to the right which has a radius of 1987.00 feet, a delta angle of 2°48'09" and a chord that bears S 39°31'44.5" E a distance of 95.08 feet, thence along the arc of said curve a distance of 95.07 feet, thence S 38°08'40" E a distance of 11.72 feet, thence departing from the common area of said Point Cove Condominium, S 47°20'10" W a distance of 79.32 feet, thence S 50°04'24" W a distance of 50.51 feet, thence S 68°25'07" W a distance of 46.75 feet, thence S 84°45'20" W a distance of 59.45 feet, thence S 75°34'11" W a distance of 81.80 feet, thence S 60°03'17" W a distance of 81.80 feet, thence S 44°32'23" W a distance of 81.80 feet, thence S 29°01'29" W a distance of 81.80 feet, thence S 13°30'38" W a distance of 81.80 feet, thence S 02°00'18" E a distance of 81.80 feet, thence S 17°31'12" E a distance of 81.80 feet, thence S 30°46'35" E a distance of 58.02 feet, thence S 00°37'34" E a distance of 58.66 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of NEPCO Lake.

Subject to easements, covenants, restrictions and right-of-ways of record.

Pavloski Development
Castle Rock Lake NEPCO Lake

NEPCO Lake, Inc.
1000 North Main Street
Oshkosh, WI 54901-7771

Point Cove

condominium addendum #9

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07853. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

Curve Data Table					
Number	Radius	Delta	Chord Bearing	Chord	Length
C1	19.00'	52°09'07"	N 82°51'40.5" E	16.70'	17.29'
C2	84.00'	3°19'40"	S 89°23'58" E	4.86'	4.86'
C3	457.07'	17°14'27"	S 59°08'52.5" E	137.02'	137.54'
C4	338.00'	18°27'39"	S 59°43'28.5" E	107.79'	108.28'
C5	19.00'	84°20'30"	S 28°47'03" E	25.51'	27.97'
C6	218.00'	0°49'18"	S 14°58'33" W	3.10'	3.10'
C7	457.07'	10°08'20"	S 82°40'56" E	80.51'	80.62'
C8	457.07'	7°08'07"	S 54°03'42.5" E	56.88'	56.92'
C9	336.00'	4°12'34"	S 52°35'56" E	24.68'	24.69'
C10	338.00'	14°15'05"	S 61°49'45.5" E	83.36'	83.57'
C11	267.00'	37°30'02"	S 30°20'10" W	171.65'	174.76'
C12	1967.00'	2°46'09"	S 39°31'44.5" E	93.06'	95.07'
C13	233.00'	47°57'41"	N 73°04'01.5" E	189.40'	195.04'
C14	167.00'	67°57'41"	S 73°04'01.5" W	133.75'	139.79'
C15	133.00'	111°52'36"	S 41°08'34" W	220.36'	259.70'
C16	67.00'	111°52'36"	N 41°08'34" E	111.01'	130.83'
C17	233.00'	32°34'08"	N 01°27'20" E	130.67'	132.44'
C18	167.00'	30°39'52"	S 00°30'12" E	86.31'	89.38'
C19	267.00'	28°28'02"	S 25°48'10" W	131.15'	132.51'
C20	267.00'	9°04'00"	S 44°33'11" W	42.21'	42.25'
C21	167.00'	13°30'57"	S 55°50'39.5" W	39.30'	39.79'
C22	167.00'	34°28'44"	S 79°49'30" W	98.89'	100.40'
C23	133.00'	40°51'43"	S 78°37'00.5" W	92.86'	94.85'
C24	133.00'	36°08'04"	S 38°07'07" W	82.50'	83.88'
C25	133.00'	34°52'49"	S 02°36'40.5" W	79.72'	80.97'
C26	167.00'	1°28'53"	N 14°05'17.5" W	4.32'	4.32'
C27	167.00'	29°10'59"	S 01°14'38.5" W	84.14'	85.08'
C28	456.92'	48°14'53"	N 40°51'50.5" E	358.86'	366.82'
C29	92.00'	64°16'52"	N 31°50'51" E	67.89'	103.22'
C30	563.16'	9°07'48"	N 04°16'19" E	89.96'	90.06'
C31	142.00'	26°44'56"	S 13°25'44" W	65.69'	68.29'
C32	208.00'	26°44'56"	S 13°25'44" W	96.23'	97.11'
C33	456.92'	7°03'27"	N 21°16'07.5" E	56.25'	56.28'
C34	456.92'	39°11'26"	N 44°23'34" E	306.48'	312.54'
C35	563.16'	17°57'59"	N 17°49'12.5" E	176.49'	177.22'
C36	563.16'	27°05'47"	N 13°15'18.5" E	264.79'	267.28'
C37	498.16'	5°16'26"	S 24°09'59" W	49.93'	49.95'
C38	367.00'	13°05'24"	N 83°24'02" W	63.66'	63.85'
C39	233.00'	3°14'13"	N 16°41'08.5" E	13.16'	13.16'
C40	133.00'	38°34'08"	N 78°42'23" E	87.83'	89.53'
C41	67.00'	37°39'05"	S 78°14'51.5" W	43.24'	44.03'
C42	183.00'	22°18'00"	S 68°34'19" W	70.78'	71.22'
C43	40.00'	43°30'48"	S 12°32'39" E	29.65'	30.38'
C44	233.00'	28°01'03"	N 14°13'52.5" W	104.90'	105.80'
C45	317.00'	19°20'21"	N 17°34'13.5" W	106.49'	107.00'
C46	40.00'	20°17'47"	N 18°21'44.5" E	14.10'	14.17'
C47	233.00'	17°11'00"	N 09°48'51" W	69.82'	69.88'
C48	233.00'	8°50'03"	N 22°49'22.5" W	35.89'	35.92'
C49	317.00'	11°11'20"	N 21°38'44" W	61.81'	61.91'
C50	317.00'	8°09'01"	N 11°58'53.5" W	45.05'	45.09'

Pavloski Development

Castro Rock Lake NEPCO Lake

1824 1/2 Hwy 11
 Box 100, Saratoga, WI
 Phone: 920-888-1771

Unit Area Table				
Number	Area to Meander Line	Total Area		
Unit 41	7162 Sq. Ft.	8.14 Acres	10828 Sq. Ft.	0.24 Acres
Unit 42	7316 Sq. Ft.	8.17 Acres	10836 Sq. Ft.	0.23 Acres
Unit 43	10880 Sq. Ft.	8.25 Acres	13340 Sq. Ft.	0.31 Acres
Unit 44			17228 Sq. Ft.	0.40 Acres
Unit 45			17777 Sq. Ft.	0.41 Acres
Unit 46	21144 Sq. Ft.	0.55 Acres	25294 Sq. Ft.	0.58 Acres
Unit 47	28146 Sq. Ft.	0.65 Acres	33411 Sq. Ft.	0.77 Acres
Unit 48	25428 Sq. Ft.	0.59 Acres	32083 Sq. Ft.	0.75 Acres
Unit 49	18283 Sq. Ft.	0.42 Acres	24488 Sq. Ft.	0.56 Acres
Unit 50	15285 Sq. Ft.	0.35 Acres	21541 Sq. Ft.	0.49 Acres
Unit 51	14382 Sq. Ft.	0.33 Acres	21882 Sq. Ft.	0.50 Acres
Unit 52	12874 Sq. Ft.	0.30 Acres	20382 Sq. Ft.	0.47 Acres
Unit 53	28504 Sq. Ft.	0.66 Acres	33831 Sq. Ft.	0.78 Acres
Unit 56	13639 Sq. Ft.	0.31 Acres	18821 Sq. Ft.	0.43 Acres
Unit 57	14181 Sq. Ft.	0.33 Acres	19168 Sq. Ft.	0.44 Acres

Tangent Bearing Table	
Number	Bearing
TB1	N 56°47'07" E
TB2	S 71°03'46" E
TB3	S 87°44'06" E
TB4	S 50°29'39" E
TB5	S 88°57'18" E
TB6	N 14°33'54" E
TB7	S 11°35'09" W
TB8	N 82°57'08" W
TB9	S 14°48'44" E
TB10	S 15°50'08" W
TB11	S 17°44'24" W
TB12	S 83°59'17" W
TB13	S 00°17'35" E
TB14	S 08°50'13" W
TB15	S 21°31'48" W
TB16	S 26°48'12" W
TB17	S 76°51'20" E
TB18	S 15°03'59" W
TB19	S 84°00'33" E
TB20	S 09°12'45" W
TB21	S 34°18'03" E
TB22	S 79°43'19" W
TB23	S 01°13'21" E
TB24	N 84°55'36" W
TB25	S 27°14'24" E
TB26	N 28°30'38" E
TB27	N 08°12'51" E

WISCONSIN ADMINISTRATIVE CODE WAIVER

We, the undersigned, hereby agree to waive certain requirements of chapter A-E 7 of the administrative code of the state of Wisconsin pertaining to minimum standards for property surveys. The work excluded from these requirements is as noted below:

- A-E 7.01 SCOPE _____
- A-E 7.02 PROPERTY SURVEY, DEFINITION _____
- A-E 7.025 SURVEY REPORT, REQUIREMENTS _____
- A-E 7.03 BOUNDARY LOCATION A-E 7.03(2) only select monumentation placed as shown.
- A-E 7.04 DESCRIPTIONS _____
- A-E 7.05 MAPS A-E 7.05(5) only select monumentation placed as shown.
- A-E 7.06 MEASUREMENTS _____
- A-E 7.07 MONUMENTS only select monumentation placed as shown.
- A-E 7.08 U.S. PUBLIC LAND SURVEY MONUMENT RECORD _____

EXHIBIT C
LEGAL DESCRIPTION OF LANDS RELEASED FROM THE CONDOMINIUM
DECLARATION AND PLAT

Lots 2, 3 and 4 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin.

EXCEPT:

Units 1 through 11 inclusive, 13 through 17 inclusive, 19, 20, 21, 23 through 32 inclusive, 34, 35, 36, 38, 39, 40 and the Common Areas of Point Cove Condominium established pursuant to the Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R08477 and Point Cove Condominium Plat as recorded in Volume 1 of Condominium Plats, Page 41 as Document number 2012R08478; amended by the First Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2012R08832; and amended by the Second Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2012R13623 and Point Cove Condominium Addendum as recorded in Volume 1 of Condominium Plats, Page 44 as Document number 2012R13624; and amended by the Third Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R02947 and Point Cove Condominium Addendum #2 as recorded in Volume 1 of Condominium Plats, Page 49 as Document number 2014R02948; and amended by the Fourth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2014R04552 and Point Cove Condominium Addendum #3 as recorded in Volume 1 of Condominium Plats, Page 50 as Document number 2014R04553; and amended by the Fifth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R05650 and Point Cove Condominium Addendum #4 as recorded in Volume 1 of Condominium Plats, Page 65 as Document number 2018R05651; and amended by the Sixth Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2018R08467 and Point Cove Condominium Addendum #5 as recorded in Volume 1 of Condominium Plats, Page 66 as Document number 2018R08468; and amended by the Seventh Amendment to Declaration of Condominium for Point Cove Condominium Town of Saratoga, Wood County, Wisconsin recorded as Document number 2019R09428 and Point Cove Condominium Addendum #6 as recorded in Volume 1 of Condominium Plats, Page 67 as Document number 2019R09429; and amended by the Eighth Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2022R03342 and Point Cove Condominium Addendum #7 as recorded in Volume 1 of Condominium Plats, Page 73 as Document number 2022R03343; and amended by the Ninth Amendment to Declaration of Condominium for Point Cove Condominium recorded as Document number 2022R07131 and Point Cove Condominium Addendum #8 as recorded in Volume 1 of Condominium Plats, Page 74 as Document number 2022R07132;

ALSO EXCEPT:

Part of Lot 3 of Wood County Certified Survey Map number 9488 as recorded in Volume 33 of Survey Maps on Page 188 as Document number 2012R07688. Located in the Northwest Quarter of the Northwest Quarter of Section 5 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 6 East, Town of Saratoga, Wood County, Wisconsin, more particularly described as follows;

Commencing at the East Quarter corner of said Section 6, thence N 00°37'34" W along the East line of the Southeast Quarter of the Northeast Quarter of said Section 6 a distance of 990.32 feet, thence N 89°58'15" W a distance of 196.01 feet to the POINT OF BEGINNING, thence S 00°37'34" E a distance of 55.40 feet, thence S 00°49'57" W a distance of 50.95 feet, thence S 31°34'06" W a distance of 30.14 feet, thence S 68°54'11" W a distance of 30.16 feet, thence N 89°56'44" W a distance of 127.82 feet to the East line of the common area of Point Cove Condominium Addendum, thence S 00°37'34" E along said East line a distance of 25.33 feet to a Southeast corner thereof, thence N 89°56'44" W along the South line of said common area a distance of 289.71 feet to a Southerly corner thereof and a non-tangent curve to the left which has a radius of 142.00 feet, a delta angle of 26°44'56" and a chord that bears S 13°25'44" W a distance of 65.69 feet, thence along the arc of said curve a distance of 66.29 feet, thence S 00°03'16" W a distance of 30.76 feet to the North right-of-way line of SouthShore Drive, thence N 89°56'44" W along said North right-of-way line a distance of 769.46 feet to a curve to the right which has a radius of 367.00 feet, a delta angle of 13°05'24" and a chord that bears N 83°24'02" W a distance of 83.66 feet, thence along said North right-of-way line and the arc of said curve a distance of 83.85 feet to a Southeasterly corner of the common area of Point Cove Condominium Addendum #3, thence the following bearings and distances along said common area, N 18°18'12" E a distance of 58.94 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 3°14'13" and a chord that bears N 16°41'05.5" E a distance of 13.16 feet, thence along the arc of said curve a distance of 13.16 feet to a non-tangent curve to the left which has a radius of 133.00 feet, a delta angle of 38°34'08" and a chord that bears N 76°42'23" E a distance of 87.85 feet, thence along the arc of said curve a distance of 89.53 feet, thence N 57°25'19" E a distance of 166.43 feet, thence departing from the Southerly line of the common area of said Point Cove Condominium Addendum #3, N 16°56'05" W a distance of 68.54 feet to a Northerly corner of said common area, thence the following bearings and distances along said common area, S 57°25'19" W a distance of 184.91 feet to a curve to the right which has a radius of 67.00 feet, a delta angle of 37°39'05" and a chord that bears S 76°14'51.5" W a distance of 43.24 feet, thence along the arc of said curve a distance of 44.03 feet to a non-tangent curve to the left which has a radius of 233.00 feet, a delta angle of 26°01'03" and a chord that bears N 14°13'52.5" W a distance of 104.90 feet, thence along the arc of said curve a distance of 105.80 feet to a curve to the right which has a radius of 317.00 feet, a delta angle of 19°20'21" and a chord that bears N 17°34'13.5" W a distance of 106.49 feet, thence along the arc of said curve a distance of 107.00 feet, thence N 07°54'03" W a distance of 49.41 feet to a non-tangent curve to the left which has a radius of 40.00 feet, a delta angle of 20°17'47" and a chord that bears N 16°21'44.5" E a distance of 14.10 feet, thence along the arc of said curve a distance of 14.17 feet to a Southerly corner of Unit 36 of Point Cove Condominium Addendum #5, thence the following bearings and distances along said Unit 36, N 65°07'35" E a distance of 86.43 feet, thence N 82°26'48" E a distance of 24.18 feet, thence N 35°16'46" E a distance of 72.45 feet to a meander line of Nepco Lake, thence departing from said Unit 36, S 02°27'24" W along said meander line a distance of 104.62 feet, thence S 26°18'45" E along said

meander line a distance of 80.52 feet, thence N 42°23'14" E along said meander line a distance of 114.84 feet to a meander corner on the Westerly line of Unit 35 of said Point Cove Condominium Addendum #3, thence S 24°35'24" E along the westerly line of said Unit 35 a distance of 47.54 feet to a Southwesterly corner thereof, thence S 60°19'54" E along the westerly line of said Unit 35 a distance of 52.32 feet to the Southerly corner thereof, the Westerly line of the common area of said Point Cove Condominium Addendum #3 and a non-tangent curve to the left which has a radius of 40.00 feet, a delta angle of 43°30'48" and a chord that bears S 12°32'39" E a distance of 29.65 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 30.38 feet, thence S 00°06'39" W a distance of 38.69 feet to a non-tangent curve to the left which has a radius of 183.00 feet, a delta angle of 22°18'00" and a chord that bears S 68°34'19" W a distance of 70.78 feet, thence along the arc of said curve a distance of 71.22 feet, thence departing from the Northerly line of the common area of said Point Cove Condominium Addendum #3, S 16°56'05" E a distance of 68.54 feet to a Southerly corner of said common area, thence the following bearings and distances along said common area, S 32°34'41" E a distance of 57.73 feet, thence S 59°44'56" E a distance of 7.35 feet, thence S 84°29'25" E a distance of 80.36 feet, thence N 90°00'00" E a distance of 80.00 feet, thence N 84°28'10" E a distance of 76.21 feet, thence N 62°42'44" E a distance of 53.28 feet to a Southerly corner of Unit 29 of said Point Cove Condominium Addendum #3, thence the following bearings and distances along said Unit 29 and continuing N 62°42'44" E a distance of 51.51 feet, thence N 28°08'57" E a distance of 65.76 feet, thence N 00°00'00" W a distance of 84.51 feet to a meander line of Nepco Lake, thence departing from said Unit 29, N 90°00'00" E along said meander line a distance of 10.00 feet to the West line of Unit 28 of said Point Cove Condominium Addendum, thence the following bearings and distances along said Unit 28, S 00°00'00" E a distance of 24.47 feet, thence S 51°45'55" E a distance of 219.34 feet to a Westerly corner of the common area of said Point Cove Condominium Addendum and a non-tangent curve to the right which has a radius of 499.16 feet, a delta angle of 5°16'26" and a chord that bears S 24°09'59" W a distance of 45.93 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 45.95 feet, thence S 63°11'49" E a distance of 66.00 feet, thence S 89°56'44" E a distance of 289.71 feet, thence N 00°37'34" W a distance of 168.19 feet, thence N 89°58'15" W a distance of 233.86 feet to a non-tangent curve to the left which has a radius of 565.16 feet, a delta angle of 9°07'48" and a chord that bears N 04°16'19" E a distance of 89.96 feet, thence along the arc of said curve a distance of 90.06 feet to a curve to the right which has a radius of 92.00 feet, a delta angle of 64°16'52" and a chord that bears N 31°50'51" E a distance of 97.89 feet, thence along the arc of said curve a distance of 103.22 feet to a curve to the left which has a radius of 456.92 feet, a delta angle of 46°14'53" and a chord that bears N 40°51'50.5" E a distance of 358.88 feet, thence along the arc of said curve a distance of 368.82 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 32°34'08" and a chord that bears N 01°27'20" E a distance of 130.67 feet, thence along the arc of said curve a distance of 132.44 feet to a curve to the right which has a radius of 67.00 feet, a delta angle of 111°52'36" and a chord that bears N 41°06'34" E a distance of 111.01 feet, thence along the arc of said curve a distance of 130.83 feet to a curve to the left which has a radius of 233.00 feet, a delta angle of 47°57'41" and a chord that bears N 73°04'01.5" E a distance of 189.40 feet, thence along the arc of said curve a distance of 195.04 feet, thence N 49°05'11" E a distance of 159.59 feet, thence N 40°54'49" W a distance of 66.00 feet, thence S 49°05'11" W a distance of 159.59 feet to a curve to the right which has a radius of 167.00 feet, a delta angle of 47°57'41" and a chord that bears S 73°04'01.5" W a distance of 135.75 feet, thence along the arc of said curve a distance of 139.79 feet to a curve to the left which has a

radius of 133.00 feet, a delta angle of $111^{\circ}52'36''$ and a chord that bears $S\ 41^{\circ}06'34''\ W$ a distance of 220.36 feet, thence along the arc of said curve a distance of 259.70 feet to a curve to the right which has a radius of 167.00 feet, a delta angle of $30^{\circ}39'52''$ and a chord that bears $S\ 00^{\circ}30'12''\ W$ a distance of 88.31 feet, thence along the arc of said curve a distance of 89.38 feet to the Northeast corner of Unit 20 of said Point Cove Condominium Addendum, thence $N\ 68^{\circ}37'14''\ W$ along the Northerly line of said Unit 20 a distance of 146.18 feet to a meander line of Nepco Lake, thence departing from said Unit 20 the following bearings and distances along said meander line, $N\ 13^{\circ}23'34''\ W$ a distance of 96.17 feet, thence $N\ 12^{\circ}31'19''\ W$ a distance of 95.18 feet, thence $N\ 37^{\circ}01'44''\ E$ a distance of 82.04 feet, thence $N\ 25^{\circ}44'07''\ E$ a distance of 79.23 feet, thence $N\ 34^{\circ}35'06''\ E$ a distance of 81.15 feet, thence $N\ 49^{\circ}31'33''\ E$ a distance of 89.59 feet, thence $N\ 32^{\circ}25'55''\ E$ a distance of 26.05 feet to the South line of Unit 15 of said Point Cove Condominium Addendum, thence $N\ 10^{\circ}06'28''\ E$ a distance of 108.65 feet to the North line of Unit 14 of said Point Cove Condominium Addendum, thence $N\ 25^{\circ}58'07''\ W$ a distance of 57.17 feet, thence $N\ 44^{\circ}38'55''\ W$ a distance of 60.60 feet, thence $N\ 43^{\circ}28'46''\ W$ a distance of 78.66 feet to a meander corner on the West line of Lot 3 of Wood County Certified Survey Map number 9488, thence departing from said meander line $N\ 32^{\circ}53'46''\ E$ along the West of said Lot 3 a distance of 57.06 feet to the South line of the common area of Point Cove Condominium and a non-tangent curve to the right which has a radius of 19.00 feet, a delta angle of $52^{\circ}09'07''$ and a chord that bears $N\ 82^{\circ}51'40.5''\ E$ a distance of 16.70 feet, thence the following bearings and distances along the South line of said common area and the arc of said curve a distance of 17.29 feet to a curve to the right which has a radius of 84.00 feet, a delta angle of $3^{\circ}19'40''$ and a chord that bears $S\ 69^{\circ}23'56''\ E$ a distance of 4.88 feet, thence along the arc of said curve a distance of 4.88 feet to a curve to the right which has a radius of 457.07 feet, a delta angle of $17^{\circ}14'27''$ and a chord that bears $S\ 59^{\circ}06'52.5''\ E$ a distance of 137.02 feet, thence along the arc of said curve a distance of 137.54 feet to a curve to the left which has a radius of 336.00 feet, a delta angle of $18^{\circ}27'39''$ and a chord that bears $S\ 59^{\circ}43'28.5''\ E$ a distance of 107.79 feet, thence along the arc of said curve a distance of 108.26 feet to a curve to the right which has a radius of 19.00 feet, a delta angle of $84^{\circ}20'30''$ and a chord that bears $S\ 26^{\circ}47'03''\ E$ a distance of 25.51 feet, thence along the arc of said curve a distance of 27.97 feet, thence $S\ 15^{\circ}23'12''\ W$ a distance of 0.05 feet to a curve to the left which has a radius of 216.00 feet, a delta angle of $0^{\circ}49'18''$ and a chord that bears $S\ 14^{\circ}58'33''\ W$ a distance of 3.10 feet, thence along the arc of said curve a distance of 3.10 feet to the Northeast corner of Unit 14 of said Point Cove Condominium Addendum, thence $S\ 71^{\circ}58'46''\ W$ along the North line of said Unit 14 a distance of 159.58 feet to a meander line of Nepco Lake, thence $S\ 10^{\circ}06'28''\ W$ along said meander line a distance of 108.65 feet to the South line of Unit 15 of said Point Cove Condominium Addendum, thence $S\ 72^{\circ}24'25''\ E$ along the South line of said Unit 15 a distance of 117.59 feet to a Southerly corner thereof, thence $N\ 88^{\circ}12'25''\ E$ along the South line of said Unit 15 a distance of 100.87 feet to the Southeast corner thereof and a Southerly corner of the common area of Point Cove Condominium, thence $N\ 51^{\circ}36'33''\ E$ along the South line of said common area a distance of 24.27 feet to a Southerly corner thereof and a Southerly corner of the common area of Point Cove Condominium Addendum, thence the following bearings and distances along said common area, $N\ 45^{\circ}17'12''\ E$ a distance of 52.50 feet, thence $N\ 35^{\circ}27'31''\ E$ a distance of 56.67 feet, thence $N\ 24^{\circ}58'36''\ E$ a distance of 50.43 feet to the Southwest corner of Unit 16 of said Point Cove Condominium Addendum, thence $S\ 73^{\circ}46'32''\ E$ along the South line of said Unit 16 a distance of 178.24 feet to the Southeast corner thereof, the Westerly line of the common area of Point Cove Condominium and a non-tangent curve to the right which has a radius of 267.00 feet, a delta angle of $37^{\circ}30'02''$ and a chord that bears

S 30°20'10" W a distance of 171.65 feet, thence the following bearings and distances along said common area and the arc of said curve a distance of 174.76 feet, thence S 49°05'11" W a distance of 59.14 feet, thence S 40°54'49" E a distance of 182.78 feet to a curve to the right which has a radius of 1967.00 feet, a delta angle of 2°46'09" and a chord that bears S 39°31'44.5" E a distance of 95.06 feet, thence along the arc of said curve a distance of 95.07 feet, thence S 38°08'40" E a distance of 11.72 feet, thence departing from the common area of said Point Cove Condominium, S 47°20'10" W a distance of 79.32 feet, thence S 50°04'24" W a distance of 50.51 feet, thence S 68°25'07" W a distance of 46.75 feet, thence S 84°45'20" W a distance of 59.45 feet, thence S 75°34'11" W a distance of 81.80 feet, thence S 60°03'17" W a distance of 81.80 feet, thence S 44°32'23" W a distance of 81.80 feet, thence S 29°01'29" W a distance of 81.80 feet, thence S 13°30'35" W a distance of 81.80 feet, thence S 02°00'18" E a distance of 81.80 feet, thence S 17°31'12" E a distance of 81.80 feet, thence S 30°46'35" E a distance of 58.02 feet, thence S 00°37'34" E a distance of 58.66 feet to the POINT OF BEGINNING.

Including all lands lying between the boundary lines extended, the meander line and the ordinary high water mark of Nepco Lake.