

356033

Document Number

VOL 890 PAGE 606
SECOND AMENDMENT TO DECLARATION

Document Title

SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND
CONDITIONS FOR
BRADFORD POINT, a condominium

RECORDED

OCT 07 1999

12:00 pm

Jan Hansen

REGISTER OF DEEDS, VILAS CO., WI

Folty & Associates 24' pd

8612 Hwy 51 N

Minocqua WI 54548

Name and Return Address

Mallery & Zimmerman, S.C.

Attn: Thomas F. Mallery

P.O. Box 479

Wausau, WI 54402-0479

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND
CONDITIONS FOR
BRADFORD POINT, a condominium**

THIS SECOND AMENDMENT TO DECLARATION is made as of this 1st day of September, 1999, by Paul Reid, LLP, a Wisconsin limited liability partnership.

WHEREAS, Paul Reid, LLP is the Declarant pursuant to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, as recorded on October 7, 1998, in Volume 839, pages 278 through 294, as Document No. 343272, in the office of the Register of Deeds for Vilas County, Wisconsin, which was amended by First Amendment to Declaration of Condominium Ownership and of Easements, Restriction, Covenants and Conditions for Bradford Point, a condominium, as recorded on October 26, 1998, in Volume 842, pages 1 through 4, as Document No. 343869 in said Registrar's office (collectively the "Declaration");

WHEREAS, pursuant to Section 703.26, of the Wisconsin Condominium Ownership Act, Declarant reserved the right to expand Bradford Point, a condominium, and in the Declaration identified additional lands as expansion areas which may be made subject to the Declaration;

WHEREAS, Declarant has amended the plat for Bradford Point, a condominium to provide for the addition of Units 13 through 46 to be built on a portion of the expansion area and for the addition of Garage Units 47 through 100 to also be built on a portion of the expansion area;

WHEREAS, as provided in Section 1.05.5 of the Declaration, the percentages of ownership interest of each existing unit owner will be reduced as a result of the addition of Units 13 through 46. However, the addition of the Garage Units 47 through 100 will not change the percentages of ownership of any unit owner as hereinafter discussed.

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

1. Section 1.03 - Description of Land is hereby amended to add the following described land in the premises subject to the Declaration:

Lot 3 of Certified Survey Map No. 3234 filed in the office of the Register of Deeds for Vilas County, Wisconsin, in Volume 11 of Certified Surveys, at Pages

219 and 220, being a part of Government Lot 2 and part of the NW ¼ of the SE ¼, Section 30, Township 40 North, Range 8 East, Town of St. Germain, Vilas County, Wisconsin, subject to the Grant of Restrictive Easement recorded July 14, 1998, in Vol. 825, page 124, Document No. 339729.

The above-described parcel was previously known as a part of Lot 2 of Certified Survey Map No. 3130 filed in the office of the Register of Deeds for Vilas County, Wisconsin, on September 17, 1998, in Volume 11 of Certified Surveys, at Pages 74 and 75 and was, therefore, included in the expansion area designated in the Declaration.

2. Section 1.04 - Condominium Plat is hereby supplemented with the following paragraph:

The Declarant, contemporaneously with the recording of this Second Amended to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, has filed for record in the office of the Register of Deeds for Vilas County, a condominium plat entitled "First Amended Final Plat of Bradford Point, a condominium", consisting of two sheets, certified on August 30, 1999, by Stuart L. Foltz, R.L.S., Foltz & Associates, Inc., which is a supplement to the original plat of Bradford Point, a condominium, a copy of which is attached to the Declaration. References herein to the "condominium plat" or "plat" shall be to said original plat and to the amended plat as the case may be depending on whether the reference is to the first or second phase of the project. Attached hereto and incorporated herein by reference is a copy of the First Amended Final Plat of Bradford Point, a condominium, marked Exhibit "A".

3. Section 2.01 - Description of Units is hereby amended and replaced with the following:

The condominium consists of twenty-three (23) duplex dwellings with a total of forty-six (46) dwelling units plus fifty-four (54) garage units. Each dwelling unit is one-half of a duplex dwelling and, as such, adjoins another unit. References to "duplex" mean a duplex dwelling containing two (2) units. The duplex dwellings are also sometimes herein referred to as buildings. Garage units are in addition to the attached two-car garage that is included in each dwelling unit. Dwelling unit owners may or may not own one or more garage units. The ownership of one or more garage units does not change the ownership percentage of a unit owner as described in paragraph 7 below. References to unit owners in this Second Amendment as well as in the original Declaration shall continue to mean the owners of dwelling units.

4. Section 2.01.2 - Floor Plans is hereby amended to provide that Units 13, 14, 15 and 16 are concrete slab on grade construction and Units 17 through 46 include full basements. Units 47 through 100 which are the garage units are all concrete slab on grade construction.

ACKNOWLEDGMENT OF DECLARANT

STATE OF WISCONSIN)
)ss.
COUNTY OF VILAS)

Personally came before me this 1st day of September, 1999 the above-named Glenn P. Schiffmann, the President of GPS, Inc., the managing partner of Paul Reid, LLP, to me known to be the person who executed the foregoing instrument on behalf of and upon the authority of Paul Reid, LLP.



Karen L. Tufts

Notary Public, State of Wisconsin
My commission expires: May 7, 2000

MORTGAGEE'S CONSENT

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

Dated this 2nd day of September, 1999

RIVER VALLEY STATE BANK

By: Carole L. Nagel
Carole L. Nagel, Vice President

ACKNOWLEDGMENT OF RIVER VALLEY STATE BANK

STATE OF WISCONSIN)
)ss.
COUNTY OF ONEIDA)

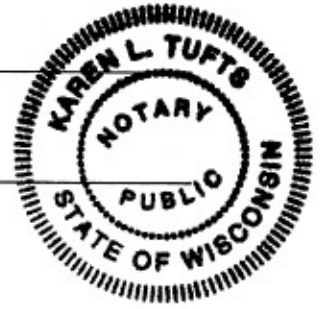
Personally came before me this 2nd day of September, 1999 the above-named Carole L. Nagel, as Vice President of River Valley State Bank, to me known to be the person

who executed the foregoing instrument on behalf of and upon the authority of River Valley State Bank.

Karen L. Tufts

Notary Public, State of Wisconsin

My commission: May 7, 2000



THIS DOCUMENT DRAFTED BY
AND AFTER RECORDING SHOULD
BE RETURNED TO:

Thomas F. Mallery, Esq.
MALLERY & ZIMMERMAN, S.C.
101 Grand Avenue
P.O. Box 479
Wausau, WI 54402-0479

FIRST AMENDED FINAL PLAT

BRADFORD POINT

a condominium
Being all of
LOT 3
of

CERTIFIED SURVEY MAP No. 3234

recorded in
Vol. 11 CERTIFIED SURVEYS on pages 219 & 220

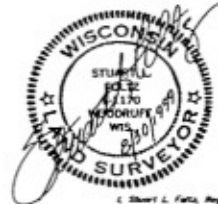
Being part of

GOV'T. LOT 2

and part of the

NW1/4 of the SE1/4 SECTION 30, T40N, R8E

Town of St. Germain
Vilas County, Wisconsin



I, Stuart L. Foltz, Registered Land Surveyor No. 1170, hereby certify that this plat, consisting of 2 sheets, is a correct representation of the First Amended Final Plat of Bradford Point, a condominium, that the identification of each unit, the floor area of each existing building, and the location of the common elements can be determined from sheet 1 of this plat and that appropriate floor plans of each unit and its appropriate dimensions are shown on sheet 2 of this plat.

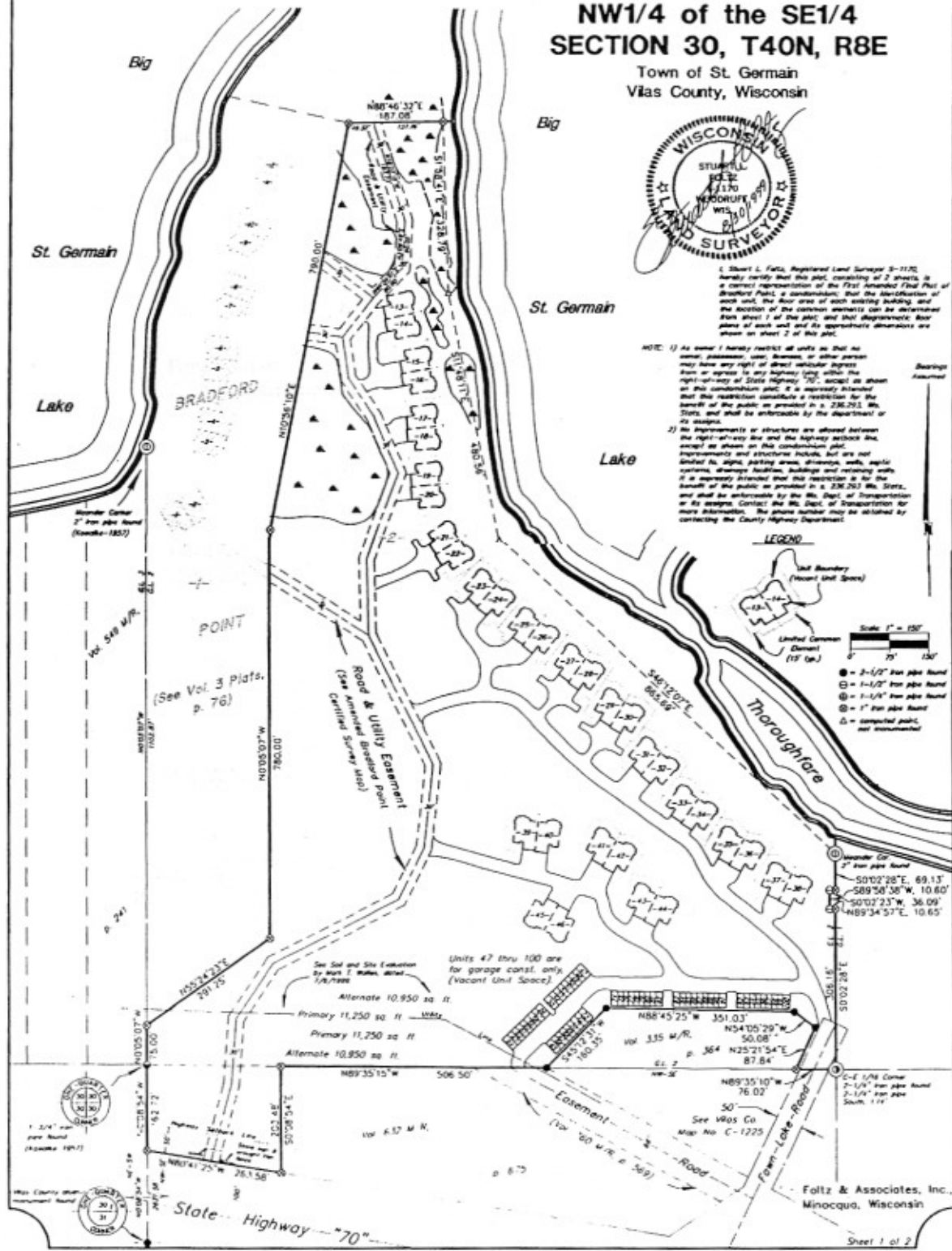
NOTE: 1) As owner I hereby restrict all units in that no owner, possessor, user, lessee, or other person may have any right of direct vehicular ingress from or egress to any highway (with the right-of-way of State Highway 70) except as shown on this condominium plat. It is expressly intended that this restriction constitutes a restriction for the benefit of the public as provided in s. 236.251, Wis. Stats. and shall be enforceable by the department or its designee.

2) No improvements or structures are allowed between the right-of-way line and the highway setback line, except as shown on this condominium plat. Improvements and structures include, but are not limited to signs, parking areas, drainage, walls, utility systems, storage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in s. 236.251, Wis. Stats. and shall be enforceable by the Wis. Dept. of Transportation or its designee. Contact the Wis. Dept. of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Bearings Assumed

Total area required for units within 500' of Lake 11 thru 36 (26,000 x 7.2/100) = 26,000 x .72	18,720 sq. ft.
Total area required for units beyond 500' of Lake 11 thru 36 (77,540 x 7.2/100) = 77,540 x .72	55,829 sq. ft.
Total area required for condominium	84,549 sq. ft.
Total area available	1,273,615 sq. ft.
Total area of wetlands as determined by U.S. Army Corps of Engineers	30,470 sq. ft.
Percentage of wetlands	2.3%
Total front req. for Units 11 thru 36 (100' / 100' = 100 x 1.5)	1,500
Total frontage available	1,810'

NOTE: Units 11 thru 46 contain a 7'-staff garage to conform to Wis. Co. parking requirements.



LEGEND

- Old Boundary (Recent Unit Space)
- Limited Common Element (15' min.)
- ⊙ = 3-1/2" Fire pipe Round
- ⊖ = 1-1/2" Fire pipe Round
- ⊕ = 1-1/4" Fire pipe Round
- ⊗ = 1" Fire pipe Round
- △ = completed pipe, not instrumented

