

343869

FIRST AMENDMENT TO DECLARATION

Document Number

Document Title

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

RECORDED

OCT 26 1998

8:00am

Donal Richter
REGISTER OF DEEDS, VILAS CO., WI

Name and Return Address

Mallery & Zimmerman, S.C.
Attn: Thomas F. Mallery
P.O. Box 479
Wausau, WI 54402-0479 *16-3d*

Parcel Identification Number (PIN)

**THIS PAGE CONTAINS RECORDING INFORMATION
AND IS PART OF THE 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 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

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

THIS FIRST AMENDMENT TO DECLARATION is made as of this 20th day of October, 1998, 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 (the "Declaration"), 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;

WHEREAS, Declarant is the owner of all of the units of Bradford Point, a condominium, as defined in the Declaration which is legally described as follows:

Lot 1 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, being a part of Government Lot 2 and part of the NW¹/₄ of the SE¹/₄, 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, as Document No. 339729.

Together with the benefit of a perpetual easement for ingress and egress over the 30-foot wide road and utility easement across Lot 2 of said Certified Survey Map No. 3130.

WHEREAS, Declarant desires to amend the Declaration in accordance with Section 7.01 of the Declaration and in accordance with Section 703.09(2), Wis. Stats.

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

1. Section 3.05 - Maintenance of Common and Limited Common Elements is hereby amended to provide that the area of a full basement shall not be counted in determining the square footage of a unit. In all other respects, Section 3.05 of the Declaration remains unchanged and in full force and effect.

