

467367

Document No.

SIXTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
OWNERSHIP AND OF EASEMENTS,  
RESTRICTIONS, COVENANTS AND  
CONDITIONS FOR BRADFORD POINT

THIS SIXTH AMENDMENT TO  
DECLARATION is made as of this 15<sup>th</sup> day of  
May, 2008, by Bradford Point Property Owners  
Association, Inc., a Wisconsin corporation (the "Association" also sometimes referred to  
as "BPPOA").

WHEREAS, the Association by all of its members has determined that it is in the  
best interests of the Association and all members to create additional Common Element  
in the form of a grounds office and records storage area together which includes restroom  
facilities;

WHEREAS, the Association by its members has also determined that additional  
shop area and equipment storage areas are needed to serve the interests of the unit owners  
and that said shop and equipment storage areas will be garage units that will be owned by  
the Association but the Association will be able to sell said garage units at any time in the  
future if that is in the best interests of the Association;

WHEREAS, certain members of the Association desire to purchase additional  
garage units and said members have paid the funds necessary for the construction of said  
additional garage units to the Association;

WHEREAS, the Condominium Plat, as that term is defined in the Declaration, has  
been revised to show the new Common Element and certain changes to Limited Common  
Elements of the Condominium as well as the new garage units;

WHEREAS, the percentages of ownership interest of each existing unit owner  
will not change as a result of the addition of Units 116 through 132 (the garage units)  
because there is no percentage of ownership interest associated with garage units;

WHEREAS, some unit owners may choose to combine two adjacent garage units  
to create a larger garage but the unit designations will remain as shown on the  
Condominium Plat;

**RECORDED**

JUN 19 2008

2:55 pm

*Jan Hansen*

REGISTER OF DEEDS, VILAS CO., WI

After recording return to:

Bob Burress, President

Bradford Point Property Owners Assoc. Inc.

PO Box 400

St. Germain WI 54558

*21. pd*

WHEREAS, to accurately reflect these changes on the Plat, the Association, by all of its members desires to amend 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, as amended by First Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, 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, as further amended by Second Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, as recorded October 7, 1999, in Volume 890, pages 606 through 613, as Document No. 356033 in said Registrar's office, as further amended by Third Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, as recorded February 24, 2000, in Volume 908, pages 34 through 39, as Document No. 360103 in said Registrar's office, as further amended by Fourth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, as recorded October 15, 2001, in Volume 1001, pages 663 through 670, as Document No. 377962 in said Registrar's office, as further amended by Fifth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, as recorded July 8, 2004, in Volume 1281, pages 667 through 674, as Document No. 420870 in said Registrar's office in accordance with Article VII of the Declaration and in accordance with Section 703.09(2), Wis. Stats.;

WHEREAS, Robert Burress, the President of the Association has been granted authority by the members/unit owners to execute this Sixth Amendment to Declaration and further to execute deeds from the Association to the respective unit owners who have purchased additional garage units.

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

1. The Condominium Plat entitled "Third Amended Final Plat of Bradford Point, a condominium" previously attached to the Fifth Amendment to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions for Bradford Point, a condominium, marked Exhibit A is hereby supplemented with the Fourth Addendum to Bradford Point, a condominium, a Plat consisting of two sheets, certified on March 12, 2008, by James L. Rein, R.L.S., Wilderness Surveying, Inc. (hereinafter the "Fourth Addendum to Plat"), which the Association has contemporaneously filed for recording in the office of the Register of Deeds for Vilas County, Wisconsin. A copy of the Fourth Addendum to Plat is attached hereto, incorporated by reference, marked Exhibit A.

2. The Fourth Addendum to Plat amends the location of the replacement private onsite wastewater treatment system ("POWTS") area for Units 1 through 12 and 101 through 106. It also creates Garage Units 116 through 132 and the Common Element

BPPOA Grounds Office, along with the POWTS area and replacement POWTS area needed for the BPPOA Grounds Office.

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

The condominium consists of twenty-six (26) duplex dwellings with a total of fifty-two (52) dwelling units plus eighty (80) garage units. Each dwelling unit is one-half of a duplex dwelling and, as such, adjoins another unit. 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 shall continue to mean the owners of dwelling units.

Notwithstanding the foregoing description of units, Units 105 and 106 have been combined into one dwelling unit, the footprint of which is shown on the Fourth Addendum to Plat. However, for assessment purposes and for voting purposes, Units 105 and 106 will continue to be two units so there is no change in the percentages of ownership of any unit owners.

4. Section 2.01.3 – Unit Designation is hereby amended to provide that there are forty-six (46) dwelling units numbered consecutively 1 through 46; fifty-four (54) garage units numbered consecutively 47 through 100; four additional dwelling units numbered consecutively 101 through 104; combined dwelling unit numbered 105-106; nine (9) garage units numbered consecutively 107 through 115; and seventeen (17) garage units numbered consecutively 116 through 132.

5. Section 3.01 – Common Elements is hereby amended to add the words “grounds office, records storage and restroom located in the garage unit building adjacent to Unit 132” in the description of common elements.

6. Section 3.02 – Limited Common Elements is hereby amended to add the following new Section 3.02.7:

Section 3.02.7 – Mechanical Room. The mechanical room shown on the Fourth Addendum to Plat located within the perimetrical boundaries of Unit 132 is designated limited common element for the grounds office, records storage area and restroom which are common element as well as for Units 131 and 132.

7. The Association has authorized its President, Robert Burress, to execute this Sixth Amendment to Declaration. President, Robert Burress is further authorized and directed to execute and deliver deeds for Garage Units 116 through 132 to the appropriate unit owners who purchase said units.

8. In all other respects the Declaration remains unchanged and in full force and effect.

Dated at St. Germain, Wisconsin, as of the day and year first above written.

BRADFORD POINT PROPERTY OWNERS  
ASSOCIATION, INC.

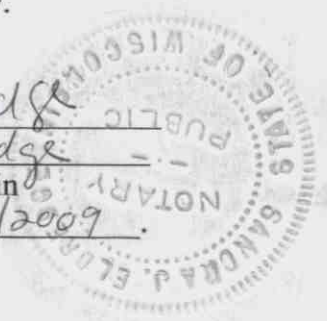
By: Robert Burress  
Robert Burress, President

ACKNOWLEDGMENT

STATE OF WISCONSIN    )  
                                  ) ss.  
COUNTY OF VILAS    )

Personally came before me this 15<sup>th</sup> day of May, 2008, the above-named, Robert Burress, as President of Bradford Point Property Owners Association, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said Association and by its authority.

Sandra J. Eldredge  
Name: Sandra J. Eldredge  
Notary Public, State of Wisconsin  
My commission expires 4/12/2009.



This instrument was  
drafted by  
Robert Burress, Pres.  
Bradford Point Property  
Owners Association, Inc.  
P.O. Box 400  
St. Germain WI 54558

FOURTH ADDENDUM  
to  
**BRADFORD POINT**

a condominium  
Being all of  
LOTS 1 & 2  
of  
CERTIFIED SURVEY MAP No. 3130  
recorded in  
Vol. 11 CERTIFIED SURVEYS on pages 74 & 75  
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

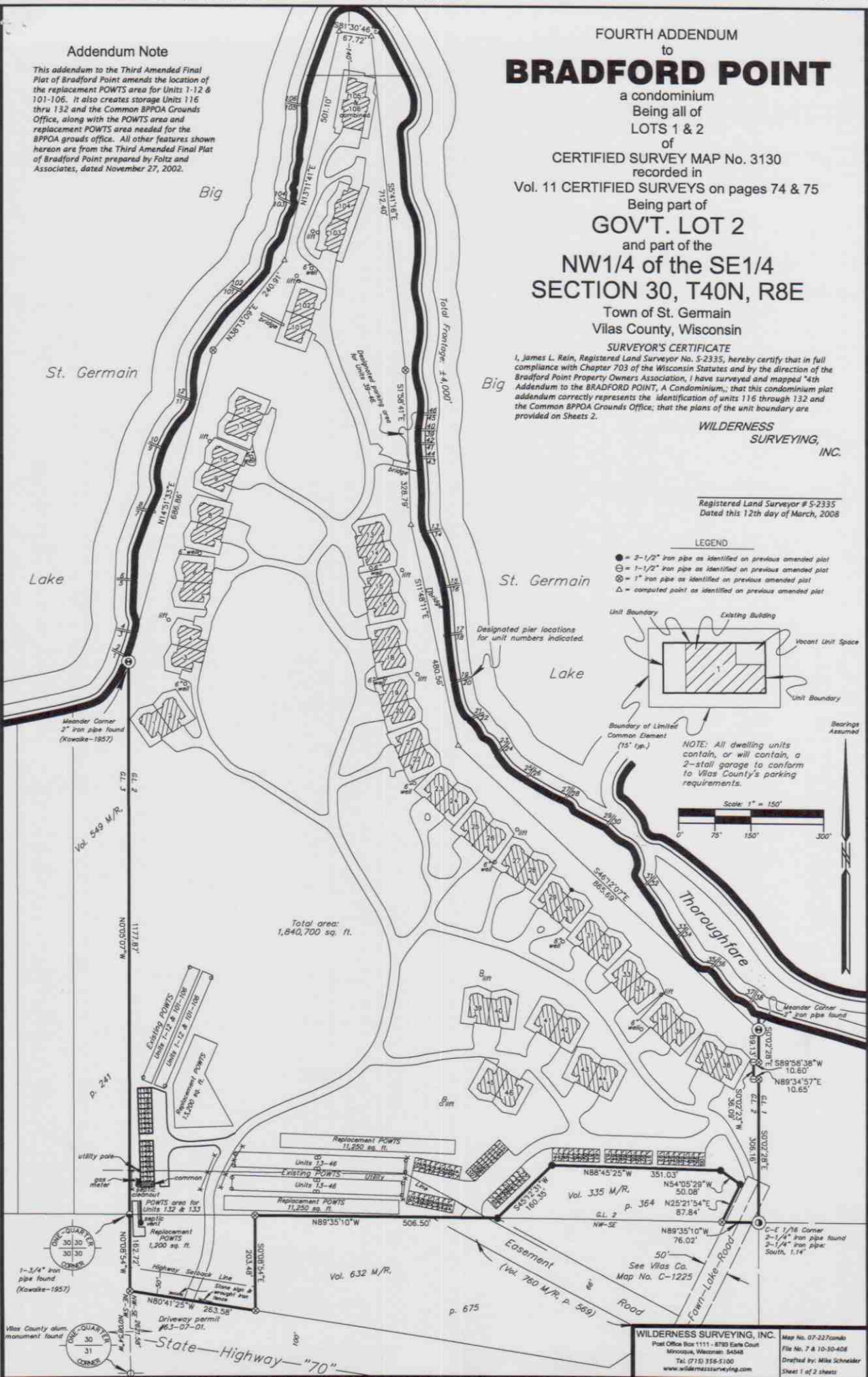
**SURVEYOR'S CERTIFICATE**  
I, James L. Rein, Registered Land Surveyor No. S-2335, hereby certify that in full compliance with Chapter 703 of the Wisconsin Statutes and by the direction of the Bradford Point Property Owners Association, I have surveyed and mapped "4th Addendum to the BRADFORD POINT, A Condominium"; that this condominium plat addendum correctly represents the identification of units 116 through 132 and the Common BPOPA Grounds Office; that the plans of the unit boundary are provided on Sheets 2.

**WILDERNESS SURVEYING, INC.**

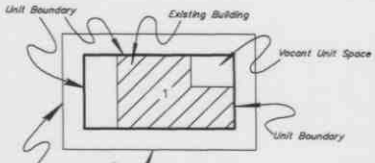
Registered Land Surveyor # S-2335  
Dated this 12th day of March, 2008

**Addendum Note**

This addendum to the Third Amended Final Plat of Bradford Point amends the location of the replacement POWTS area for Units 1-12 & 101-106. It also creates storage Units 116 thru 132 and the Common BPOPA Grounds Office, along with the POWTS area and replacement POWTS area needed for the BPOPA grounds office. All other features shown hereon are from the Third Amended Final Plat of Bradford Point prepared by Foltz and Associates, dated November 27, 2002.



- LEGEND**
- = 2-1/2" iron pipe as identified on previous amended plat
  - = 1-1/2" iron pipe as identified on previous amended plat
  - ⊙ = 1" iron pipe as identified on previous amended plat
  - △ = computed point as identified on previous amended plat



**NOTE:** All dwelling units contain, or will contain, a 2-stall garage to conform to Vilas County's parking requirements.



Ex. A

**WILDERNESS SURVEYING, INC.**  
Post Office Box 1111, 8785 East Court  
Minocqua, Wisconsin 54848  
Tel. (715) 358-5100  
www.wildernesssurveying.com

Map No. 07-227cunds  
File No. 7 & 10-30-408  
Drafted by: Mike Schneider  
Sheet 1 of 2 sheets

# FOURTH ADDENDUM to **BRADFORD POINT**

a condominium  
Being all of  
LOTS 1 & 2

CERTIFIED SURVEY MAP No. 3130  
recorded in

Vol. 11 CERTIFIED SURVEYS on pages 74 & 75

Being part of

**GOV'T. LOT 2**

and part of the

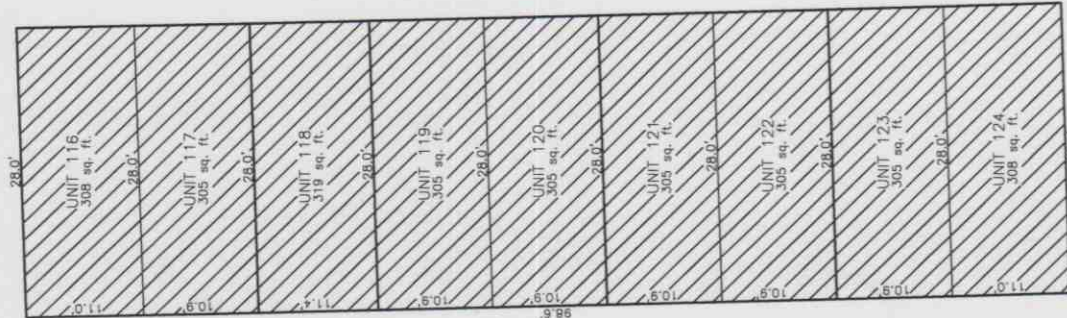
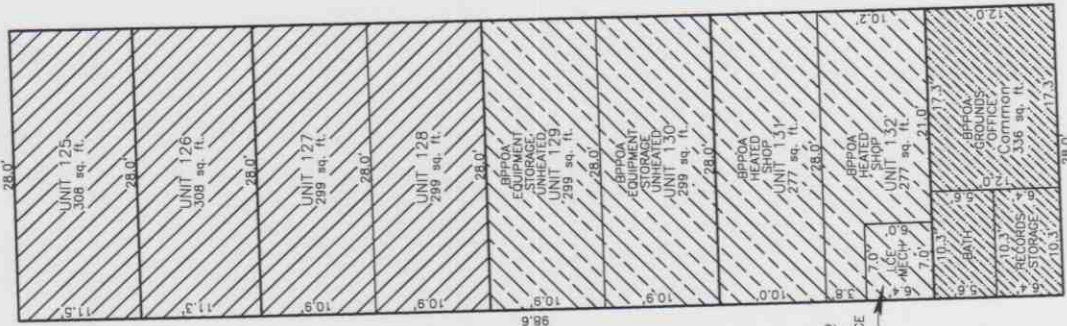
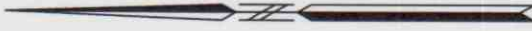
**NW1/4 of the SE1/4  
SECTION 30, T40N, R8E**

Town of St. Germain  
Vilas County, Wisconsin

**WILDERNESS  
SURVEYING, INC.**

Registered Land Surveyor # S-2335  
Dated this 12th day of March, 2008

Bearings  
Assumed



ICE  
FOR THE BENEFIT  
OF UNITS 131 & 132  
AND THE COMMON  
BPPOMA GROUNDS OFFICE

Approved by Vilas County Zoning

Authorized Representative Date  
Approved by Town of St. Germain  
Zoning Committee.

Authorized Representative Date

WILDERNESS SURVEYING, INC.  
May No. 07-2370msh  
Four Oaks Box 1111 - 1070 State Court  
Hudson, WI 54633  
Tel. (715) 836-5100  
www.wildernesssurveying.com  
Drafted by: Mike Schaefer  
Sheet 2 of 2 sheets