

SUMMER OAKS CONDOMINIUM
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
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FIRST AMENDMENT TO THE
CONDOMINIUM DECLARATION OF CONDITIONS,
COVENANTS, RESTRICTIONS AND EASEMENTS FOR
SUMMER OAKS CONDOMINIUM
PHASE I

Pursuant to Article 20 of the Condominium Declaration of SUMMER OAK CONDOMINIUM, Phase I, S.O.C. Development, as the owner of all 24 units of said condominium do hereby amend the condominium Declaration dated March 30, 1981, recorded on March 31, 1981, in Volume 1 of Condominiums on page 140 as Document Number 444388 as follows:

1. In Article 5, the word "cedar" is deleted and the word "sawn" is substituted.
2. Article 21(c) is repealed and recreated as follows:

21. ASSESSMENTS FOR COMMON EXPENSES

- c. Assessments shall be paid in advance, in the form of a monthly fee, determined by a budget of common expenses approved by the Association, which budget shall include a reserve for deferred maintenance and a reserve for replacement. Special assessments for items not provided for in the budget shall be paid at such time or times, in a lump sum, or in such installments, as the Association may determine.

3. An Article 6(I) is created to read as follows:

6. DEFINITIONS AND IDENTIFICATION OF UNITS

- I. "Developer" - is, at the time of the recording of this First Amendment to the CONDOMINIUM DECLARATION, S.O.C. Development, a joint venture consisting of John E. Kassner, John A. Kassner and Larry C. Roelke.

4. The term "Board of Directors" which appears in Article 23(F) is hereby changed to read: "Association".
5. Exhibit 3 to the Declaration of Condominium entitled: Schedule of Appurtenant Interest and Obligations of Unit Owners is repealed and recreated. A new Exhibit 3 is attached to this First Amendment as an Exhibit.
6. A new Article 24 is hereby created to read as follows:

24. RIGHTS RESERVED TO DEVELOPER

By a Warrant Deed Dated April 2, 1981, and recorded April 7, 1981, in Reel 162 of Records at Image 231 as Document Number 444513, The Declarant conveyed all 24 units of Summer Oaks Condominium, Phase I, to a joint venture consisting of John E. Kassner

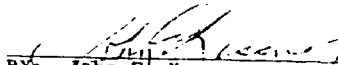
and John A. Kassner (all the partners in Summer Oak Coves, the Declarant) and Larry C. Roelke. This joint venture is known as S.O.C. Development, herein defined as the "Developer". In so doing, the Declarant has appointed the Developer, S.O.C. Development, its lawful agent for purposes of exercising all rights previously reserved to the Declarant. This agency is limited to activities affecting Units 1 through 24, both inclusive, Summer Oaks Condominium, and does not extend to any other properties owned or controlled by Declarant or to any other business affairs of the Declarant. By signing this first amendment, all the parties signing agree to be bound accordingly.


7. The real estate affected hereby is described as follows:

Units 1 through 24, both inclusive, Summer Oaks Condominium, Phase I.

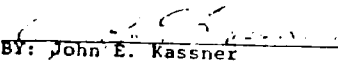
Dated at _____, Wisconsin, this _____ day of _____, 1981.


SUMMER OAK COVES, DECLARANT

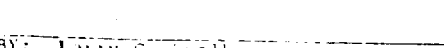
BY:  John E. Kassner

BY:  John A. Kassner

S.O.C. DEVELOPMENT, DEVELOPER

BY:  John E. Kassner

BY:  John A. Kassner

BY:  Larry C. Roelke

The signatures of John E. Kassner and John A. Kassner authenticated this ____ day of _____, 1981.

A member of the State Bar of Wisconsin

The signature of Larry C. Roelke authenticated this ____ day of _____, 1981.

A member of the State Bar of Wisconsin

Western Federal Savings and Loan Association, as the mortgagee holding 100% of all outstanding mortgages against Units 1 through 24, both inclusive, Summer Oaks Condominium, Phase I, hereby consent to the foregoing amendment to the Condominium Declaration of SUMMER OAKS CONDOMINIUM.

Dated this ____ day of _____, 1981.

WESTERN FEDERAL SAVINGS AND LOAN ASSOCIATION

BY: _____

BY: _____

2nd Amend.

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Subscribed and sworn to before me this ____ day of _____, 1981, by officers of Western Federal Savings and Loan Association.

Notary Public, County, WI
My Commission: _____

This instrument was drafted by:

Attorney John A. Kassner
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Madison, WI 53703
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