

Document Number

**SECOND AMENDMENT TO
DECLARATION OF
BROOKWOOD CONDOMINIUM**

3060557

**CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI**

**RECORDED ON
04/03/2024 04:00 PM**

REC FEE: 30.00

TRANS FEE:

EXEMPT #

PAGES: 11

Recording Area

Name and Return Address

Joseph S. Rupkey, Esq.
Foley & Lardner LLP
777 E. Wisconsin Avenue
Milwaukee, Wisconsin 53202-5306

SKC
11

See Exhibit A and Exhibit B

Parcel Identification Number (PIN)

This instrument was drafted by Joseph S. Rupkey, Esq. of Foley & Lardner LLP, 777 E. Wisconsin Avenue, Milwaukee, Wisconsin 53202.

4862-6072-7212.3

**SECOND AMENDMENT TO DECLARATION OF
BROOKWOOD CONDOMINIUM**

THIS SECOND AMENDMENT TO DECLARATION OF BROOKWOOD CONDOMINIUM (this "Amendment") is dated as of the 1st day of ~~March~~ ^{April}, 2024, by **TITLETOWN TOWNHOUSE DEVELOPMENT, LLC**, a Wisconsin limited liability company ("Declarant").

RECITALS:

A. Pursuant to that certain Declaration of Brookwood Condominium, recorded on April 14, 2020 in the office of the Register of Deeds for Brown County, Wisconsin as Document No. 2898054, as amended by First Amendment to Declaration of Brookwood Condominium recorded on May 3, 2021 as Document No. 2957020 (as amended, the "Declaration"), and that certain Brookwood Condominium Addendum No. 1 recorded on May 3, 2021 as Document No. 2957019, certain real property located in the Village of Ashwaubenon, Brown County, Wisconsin, as more particularly described on Exhibit A attached hereto (the "Condominium Property"), was submitted to the Wisconsin Condominium Act (the "Act").

B. Section 24.1 of the Declaration provides that Declarant may amend the Declaration within ten (10) years from the date of the recordation of the Declaration for the purpose of adding to the Condominium Property any or all of the land described in Section 24.1 of the Declaration (the "Expansion Phases"), and that the land so submitted shall then be subject to the restrictions in the Declaration and to the jurisdiction of the Association (as such term is defined in the Declaration) in accordance with the terms and provisions of Section 703.026 of the Act.

C. Declarant desires to add that portion of the Expansion Phases more particularly described on Exhibit B attached hereto (the "Addendum #2 Property") to the Condominium Property, in accordance with the terms of the Declaration.

NOW, THEREFORE, pursuant to Section 24.1 of the Declaration, Declarant, as the fee owner of the Addendum #2 Property, hereby supplements and amends the Declaration as follows:

1. Realty; Condominium Property. The term "Realty" and the term "Condominium Property" as defined in the Declaration are hereby deemed to refer to all of the property described on both Exhibit A and Exhibit B attached hereto. The first sentence of Section 3.1 of the Declaration is amended to read as follows: "The Realty has constructed thereon five (5) Buildings containing a total of thirty-six (36) Units, consisting of thirty-five (35) Residential Units and one (1) Shared Components Unit." After the recording of this Amendment, the Percentage Interests and voting shall be adjusted for each Unit in accordance with Section 5 of the Declaration.

2. Plat. A copy of Brookwood Condominium Addendum No. 2 is attached hereto and incorporated herein as Exhibit C. The Unit numbers and square footages for the expansion Units and Buildings are as shown on Exhibit C.

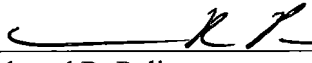
3. Ratification. Except as herein amended, all of the terms, covenants and conditions of the Declaration are hereby confirmed and shall remain in full force and effect and shall be binding upon and inure to the benefit of the owners of the Condominium Property and their respective successors and assigns.

4. Conflict. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control.

[SIGNATURE PAGE FOLLOWS THIS PAGE.]

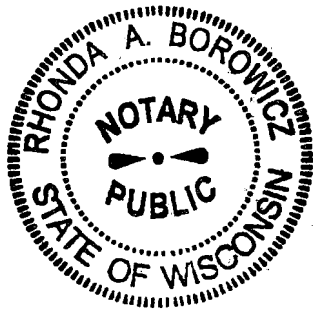
IN WITNESS WHEREOF, this Amendment is dated and executed as of the date first set forth above.

**TITLETOWN TOWNHOUSE
DEVELOPMENT, LLC**

By: 
Name: Edward R. Policy
Title: Manager

STATE OF WISCONSIN)
) SS.
COUNTY OF BROWN)

Personally came before me this 1st day of April, 2024, the above named Edward R. Policy, the Manager of Titletown Townhouse Development, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.



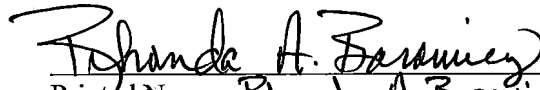

Printed Name: Rhonda A. Borowicz
Notary Public
State of Wisconsin
My Commission expires: 08.11.2025

EXHIBIT A

Legal Description of the Condominium Property

Lots 1, 2 and 3 of Certified Survey Map No. 9161, recorded March 9, 2020 as Document No. 2893970, being a part of Private Claim 14, West Side of the Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

Tax Parcel Nos.: _____

EXHIBIT B

Legal Description of the Addendum #2 Property

Lot 2 of The Townhouses of Brookwood Drive, a County Plat, recorded on August 26, 2019 in Volume 1, Pages 286-288, as Document No. 2871380, being a part of Private Claim 14, West Side of the Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

Tax Parcel No.: _____

EXHIBIT C

Brookwood Condominium Addendum No. 2

roSmith
16243 W. Ashwaubenon Road
Brookfield, WI 53005-0728
P4271-1000
rosmith.com

SSA16501(dwg) 16501 CP31.dwg \SHEET 1

NOTES:

1. All portions of this Condominium Property located 50 feet above the road are Common Elements and the only Common Elements. All portions of the Condominium Property other than Residential Units and the Common Elements are part of the Shared Components Unit.
2. The Declarant has the sole right to determine the location, size, quality and other similar features of the Expansion Lands, including without limitation the Common Elements, Units, Shared Components Unit and the Limited Shared Components.
3. Shared Components Unit or SCU - UNIT 1
LSC - LIMITED SHARED COMPONENTS

● Indicates Found 1" Iron Pipe, unless noted.

Date of fieldwork January 30, 2024

BROOKWOOD CONDOMINIUM ADDENDUM NO. 2

Village of Ashwaubenon, Brown County, WI
Lot 2 of The Townhouses of Brookwood Drive, a County Plat, recorded on August 28, 2019, in Volume 1, Pages 288-289, as Document No. 2871380, being a part of Private Claim 14, West Side of the Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

I, _____, as duly elected Brown County Treasurer, hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

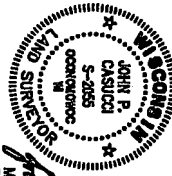
County Treasurer _____

Date _____

There are no objections to this condominium plat with respect to 703.115 Wis. Stats. and is hereby approved for the Brown County Plan Commission.

Ryan Ductan, Brown County Property Lister _____

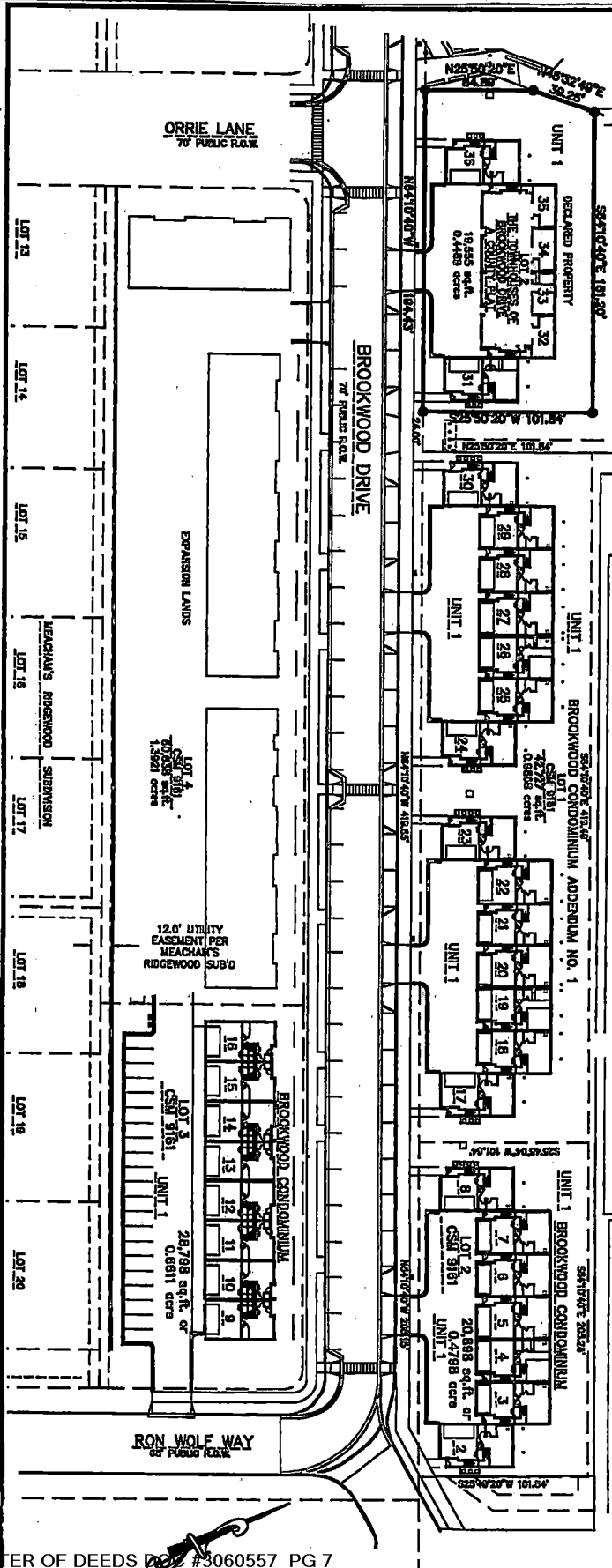
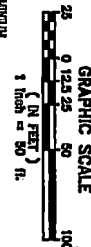
Date _____



SURVEYOR
R.A. Smith, Inc.
18743 West Shimmer Road
Brookfield, WI 53005
262/761-1000
brosmith@rosmith.com

March 12, 2024
Revised March 28, 2024

UNIT 1, TITELINK COMMERCIAL CONDOMINIUM



4862-6072-7212.3

BROOKWOOD CONDOMINIUM

ADDENDUM NO. 2

Village of Ashwaubenon, Brown County, WI

NOTES

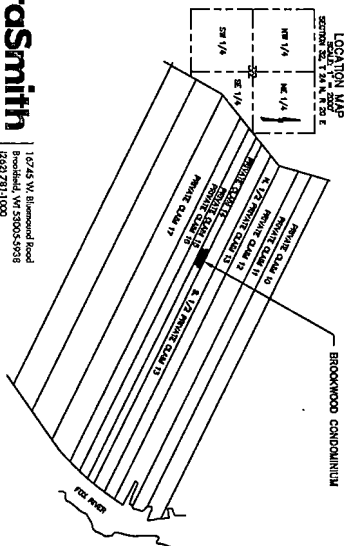
1. All dimensions shown are measured to the nearest hundredth of a foot. All bearings are referenced to the North line of the South 1/2 of Private Claim 13, West Side of the Fox River whose bearing is South 64°05'07" East, Wisconsin County Coordinate System (WCCS), Brown County, NAD83 (2011), Geoid 12A, US survey foot, using the WISCONSIN network.
2. This Map lies within Airport Zoning District "C". The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.
3. Setbacks:

Lot 1
Front - 12'
Side - 5'
Rear - 0'

The square footage (sq. ft.) of the units are based on architectural design plans and do not represent as-built conditions.

UNIT #	LEVEL 1 sq. ft.	LEVEL 2 sq. ft.	LEVEL 3 sq. ft.	TOTAL AREA sq. ft.
1	19,555	-	-	19,555
31	1,127	1,171	1,171	3,469
32	1,131	1,150	1,150	3,431
33	1,131	1,150	1,150	3,431
34	1,131	1,150	1,150	3,431
35	1,131	1,150	1,150	3,431
36	1,127	1,171	1,171	3,469

Unit 1
Brookwood Condominium
Addendum 1
Addendum 2
Total
49,696 sq. ft.
42,727 sq. ft.
19,555 sq. ft.
111,978 sq. ft.



rasSmith
16245 W. Wisconsin Road
Madison, WI 53705-9793
608.781.1000
rasmith.com

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Lot 2 of The Townhouses of Brookwood Drive, a County Plat, recorded on August 26, 2019, in Volume 1, Pages 286-288, as Document No. 2871380, being a part of Private Claim 14, West Side of the Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

BROOKWOOD CONDOMINIUM ADDENDUM NO. 2, LEGAL DESCRIPTION

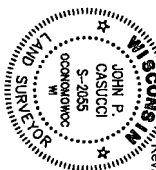
EXPANSION LANDS, LEGAL DESCRIPTION

Lot 4 of Certified Survey Map No. 9161, recorded on March 9, 2020 as Document No. 2893970, being a part of Private Claim 14, West Side of the Fox River, in the Village of Ashwaubenon, Brown County, Wisconsin.

I, John P. Casucci, do hereby certify that I have surveyed the above described property under the direction of Titletown Townhouse Development LLC and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium Plat is an addendum to Brookwood Condominium being Document No. 2889053, and Brookwood Condominium Addendum No. 1 being Document No. 2957019 and is a correct representation of Brookwood Condominium Addendum No. 2 as proposed at the date hereof, and the identification and proposed location of each Unit, the Shared Components Unit and the Common Elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the diagrammatic floor plans of the Condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

John P. Casucci
JOHN P. CASUCCI, PLS, S - 2055
March 12, 2024
DATE
Revised March 26, 2024

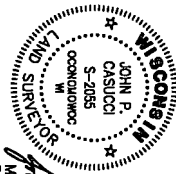


SHEET 2 OF 3 SHEETS

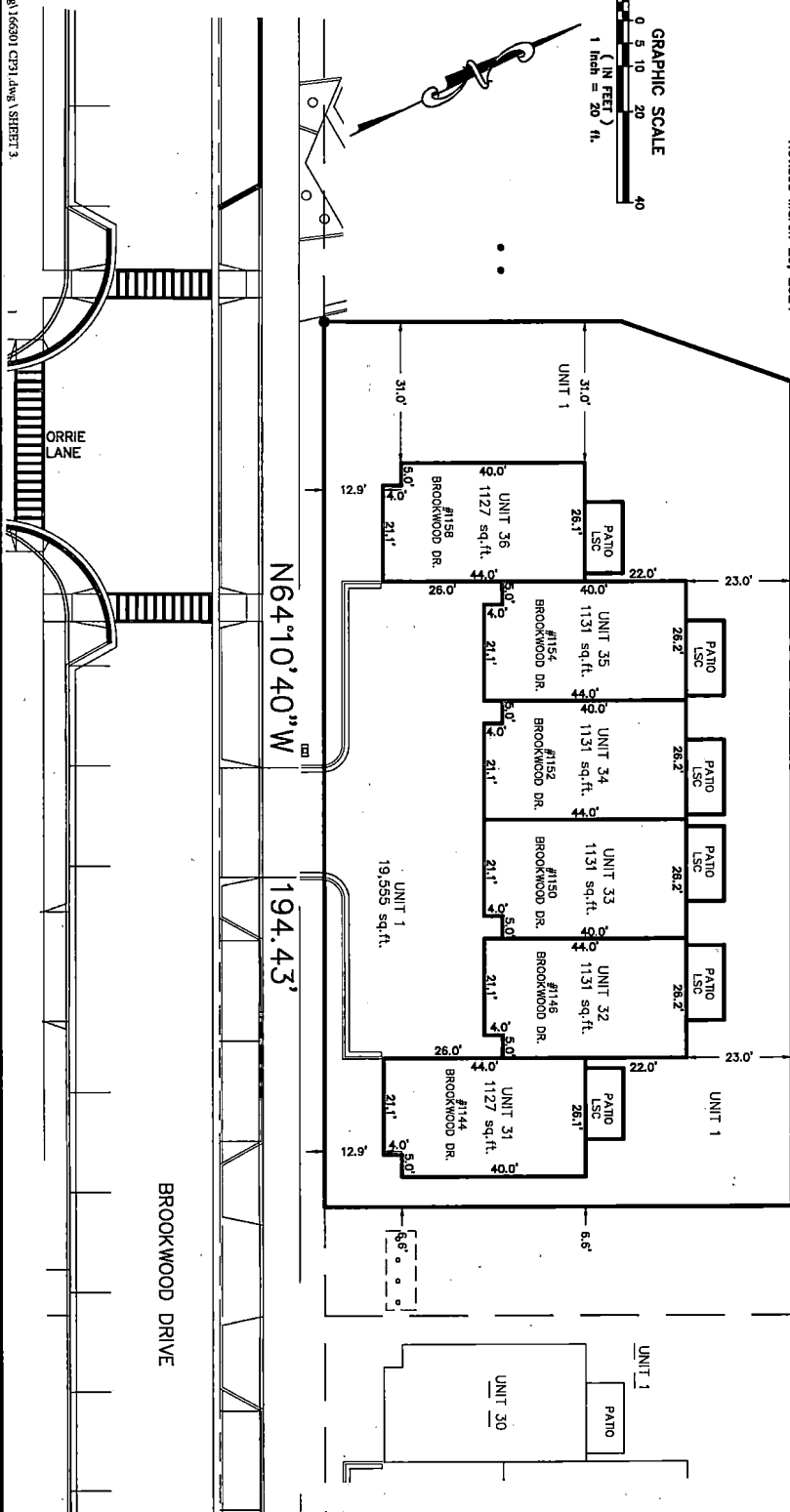
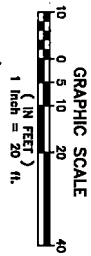
The square footage (sq. ft) of the units are based on architectural design plans and do not represent as-built conditions.

LSC = LIMITED SHARED COMPONENTS
ARE PART OF UNIT 1

BROOKWOOD CONDOMINIUM
ADDENDUM NO. 2
Village of Ashwaubenon, Brown County, WI

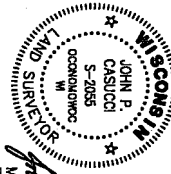


March 12, 2024
Revised March 26, 2024

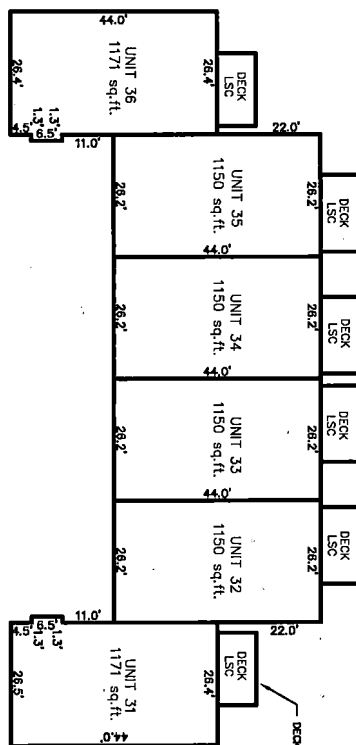


BROOKWOOD CONDOMINIUM ADDENDUM NO. 2 Village of Ashwaubenon, Brown County, WI

FRONT LOAD - LEVEL 2 & 3



John P. Casucci
March 12, 2024
Revised March 26, 2024



LSC = LIMITED SHARED COMPONENTS
ARE PART OF UNIT 1

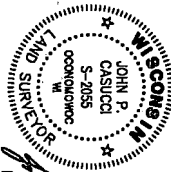
The square footage (sq. ft.) of the units are based on architectural design plans and do not represent as-built conditions.

NOT TO SCALE

rasmith
1624 W. Wisconsin Road
Ashwaubenon, WI 53006-6799
(262) 271-1000
rasmith.com

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SHEET 4 OF 5 SHEETS

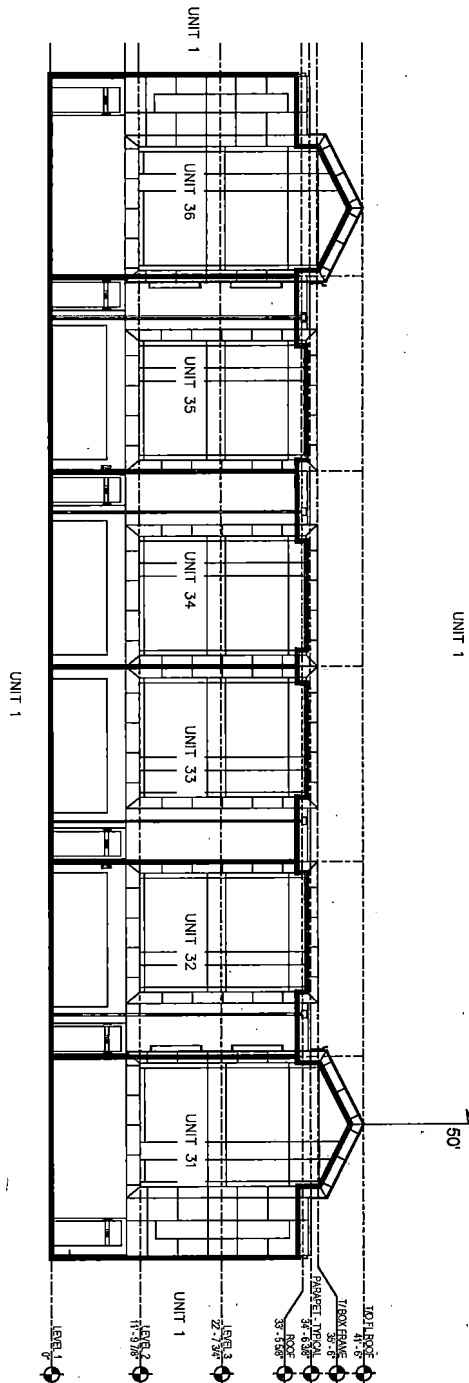


John P. Casucci
March 12, 2024
Revised March 26, 2024

ELEVATION VIEW - LOOKING NORTH FROM BROOKWOOD DRIVE

BROOKWOOD CONDOMINIUM ADDENDUM NO. 2 Village of Ashwaubenon, Brown County, WI

COMMON ELEMENTS LOCATED ABOVE THIS ELEVATION



NOT TO SCALE

rasmith
1624 N. Broadway Road
Ashwaubenon, WI 53005-9798
(920) 781-1000
creativity. art. design. engineering
rasmith.com

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SHEET 3 OF 5 SHEETS