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VH-1432 and VH-1433

**Amendment to Condominium
Declarations and By-Laws
FOR KIMPS, A CONDOMINIUM**

Document Number

Document Name

Drafted by: Karli Spahr

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FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM and By-Laws
KIMPS, A CONDOMINIUM

THIS FIRST AMENDMENT TO DECLARATION is made as of this 20th day of November, 2024, by Teri L. Grasse and Raphael Valladao Pereira (the "Declarants").

WHEREAS, the Declarants declared the condominium known as Kimps, a Condominum, dated April 30, 1998, and recorded said declaration in the Brown County Register of Deeds Document Number 1610867 on April 30, 1998.

WHEREAS, in accordance with the Condo Act and Article IV, Section 2 of the Declaration, the Declarant desires to amend the Declaration as hereinafter provided:

1. For the avoidance of doubt, all further declarant rights previously reserved, or to be reserved along with the declaration of the units as recorded in Document Number 1610867 on April 30, 1998, remain reserved to the Declarants.
2. Both Unit owners, Teri L. Grasse of 1000 Coggins Ct (Unit 1) and Raphael Valladao Pereira of 998 Coggins Ct (Unit 2), have agreed to and approved to change the language regarding insurance in the above Section to "For clarity, notwithstanding anything to the contrary anywhere in the Declaration, the Unit owner shall insure the entirety of its unit, in addition to any fixtures, improvements, or personal property located within the limited common

elements associated with said Unit, and shall further insure against liability, casualty, and other

commercially reasonable elements within the limited common elements allocable to the Unit, it being the intent that Unit purchases shall at a minimum purchase HO3 policy of owner's coverage. For further clarity, and notwithstanding anything to the contrary in the Declaration, the Association shall not insure any portion of the building."

IN WITNESS HEREOF, the Declarant has executed this document this 20th day of November, 2024.

DECLARANT:

KIMPS, A CONDOMINIUM

A Managing Member, 998 Coggins Ct

RAFAEL VALLADAO PEREIRA

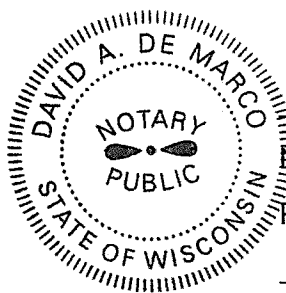
Raphael Valladao Pereira

STATE OF WISCONSIN)

)SS

COUNTY OF Brown)

Personally before me, this 20th day of November, 2024, Raphael Valladao Pereira, who has executed the foregoing instrument and acknowledge the same.



David A. De Marco
Notary Public

Print Name:

David A. De Marco

Brown County, Wisconsin

My commission expires: 8-2-25

DECLARANT:

KIMPS, A CONDOMINIUM

A Managing Member, 1000 Coggins Ct

See Attached

Teri L. Grasse

STATE OF WISCONSIN)

)SS

COUNTY OF _____)

Personally before me, this ____ day of _____, 2024, Teri L. Grasse,
who has executed the foregoing instrument and acknowledge the same.

Notary Public

Print Name:

_____ County, Wisconsin

My commission expires: _____

DECLARANT:

KIMPS, A CONDOMINIUM

A Managing Member, 1000 Coggins Ct

Teri L. Grasse

Teri L. Grasse

STATE OF WISCONSIN)

)SS

COUNTY OF Brown)

Personally before me, this 25th day of November, 2024, Teri L. Grasse, who has executed the foregoing instrument and acknowledge the same.

DIANE RICHARDS
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public

Print Name:

Diane Richards Brown County, Wisconsin
My commission expires: 10-16-2027