

**FOURTH AMENDMENT TO
CONDOMINIUM DECLARATION OF
CONDITIONS, COVENANTS,
RESTRICTIONS AND EASEMENTS
FOR VICKERY MEADOWS
CONDOMINIUM**

Document Number

Document Title

3073423

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

**RECORDED ON
09/04/2024 11:03 AM**

REC FEE: 30.00

**TRANS FEE:
EXEMPT #**

PAGES: 15

Recording Area

Name and Return Address

Tycore Built LLC
445 Cardinal Lane, Suite 102
Green Bay, WI 54313

SXC
15

See Attached

Parcel Identification Number (PIN)

“THIS PAGE IS PART OF THIS 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

**FOURTH AMENDMENT TO CONDOMINIUM DECLARATION
OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS
FOR VICKERY MEADOWS CONDOMINIUM**

THIS FOURTH AMENDMENT TO CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR VICKERY MEADOWS CONDOMINIUM (this "**Fourth Amendment**") is made as of the 23rd day of August 2024 (the "**Effective Date**") by Tycore Built LLC, a Wisconsin limited liability company (the "**Declarant**") as assignee of the declarant's rights from Whirthington Estates, Inc., a Wisconsin corporation (the "**Original Declarant**") in accordance with Chapter 703 of the Wisconsin Statutes (the "**Condominium Ownership Act**").

BACKGROUND

A. The Original Declarant submitted certain land located in Brown County, Wisconsin, together with all improvements located thereon, and all easements, rights, and appurtenances pertaining thereto (the "**Property**") to the condominium form of ownership as provided in the Condominium Ownership Act, pursuant to a Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Vickery Meadows Condominium dated September 10, 2003, and recorded on September 19, 2003 with the office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2062881 (the "**Original Declaration**"), and a condominium plat therefor recorded on September 19, 2003 with the office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2062880, subject to any addenda thereto (the "**Plat**").

B. The Original Declaration was amended pursuant to the following:

i. First Amendment to Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Vickery Meadows Condominium dated December 19, 2005, and recorded on December 22, 2005, with the office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2232119 (the "**First Amendment**"), which First Amendment was accompanied by Vickery Meadows Condominium, Condominium Plat Addendum 1 dated December 16, 2005, and recorded on December 22, 2005, with the office of the Register of Deeds for Brown County, Wisconsin, in Volume 4 of condominium plats at pages 311 through 317, as Document No. 2232118;

ii. Second Amendment to Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Vickery Meadows Condominium dated April 10, 2007, and recorded on April 13, 2007, with the office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2308204 (the "**Second Amendment**"); and

iii. Third Amendment to Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Vickery Meadows Condominium dated May 2, 2019, and recorded on May 8, 2019, with the office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2858637 (the "**Third Amendment**");

C. The Original Declaration, as amended by the First Amendment, the Second Amendment, and the Third Amendment is hereinafter referred to as the “**Declaration**”.

D. The Declaration established one hundred twelve (112) units (each a “**Unit**” and any two (2) or more being “**Units**”) of Vickery Meadows Condominium (the “**Condominium**”), as legally described on Exhibit A attached hereto and incorporated herein by this reference.

E. The Declarant is the owner of twenty-four (24) unbuilt Units of the Condominium, such unbuilt Units being legally described on Exhibit B attached hereto and incorporated herein by this reference (each an “**Unbuilt Unit**” and any two (2), or more being “**Unbuilt Units**”).

F. As a result of changes to the laws relating to storm water discharge, the Declarant is required to construct a storm water detention pond in the location where several of the Unbuilt Units were to be constructed.

G. Section 703.265 of the Condominium Ownership Act permits the Declarant to modify the Plat, by addendum, to the extent necessary to construct the Unbuilt Units.

H. In addition, pursuant to Section 4.2 of the Declaration, titled *Alteration of Plan*, the Declarant reserved the right to alter the layout and dimensions of the buildings and Units shown on the Plat and floor plans, and to amend the Declaration, in Declarant’s sole discretion, for the purpose of recording an addendum to the Plat depicting changes in the layout, location, and dimensions of the buildings and the Units of the Condominium.

NOW, THEREFORE, the Declarant hereby declares that the Declaration shall be, and is hereby, amended as set forth below.

1. Plat Addendum 2. Concurrently with the recording of this Fourth Amendment, the Declarant is recording Vickery Meadows Condominium, Condominium Plat Addendum 2 (“**Plat Addendum 2**”) in the form of Exhibit C attached hereto and incorporated herein by reference.

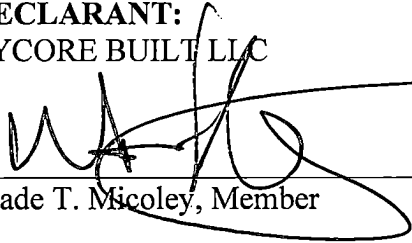
2. Buildings and Unbuilt Units Are Relocated. As of the Effective Date, the layouts, locations, and dimensions of the Unbuilt Units, and the buildings in which the Unbuilt Units are located, shall be modified as set forth on Plat Addendum 2.

3. Modification of Certain Unit Numbers and Addresses: As a result of the relocation of Unbuilt Units and the buildings in which the Unbuilt Units are located, the Unit numbers and addresses of the certain Unbuilt Unit require modification. Upon recording of this Fourth Amendment, the Unit numbers and addresses of four of the Unbuilt Units shall be modified in the manner set forth in the table set forth on Exhibit D attached to incorporated herein by reference.

4. No Other Modifications. Except as modified above, all other terms and conditions of the Declaration shall remain in full force and effect, and are hereby ratified and affirmed.

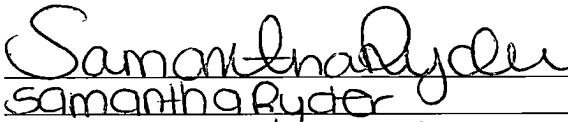
IN WITNESS WHEREOF, the undersigned has executed this Fourth Amendment to be effective as of the Effective Date.

DECLARANT:
TYCORE BUILT LLC

By: 
Wade T. Micoley, Member

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally came before me this 23rd day of August 2024, Wade T. Micoley, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Samantha Ryder
Notary Public, State of Wisconsin
My commission expires: 3/28/2025

Samantha Ryder
Notary Public
State of Wisconsin

THIS DOCUMENT DRAFTED BY
Attorney Christopher J. Pahl
Ruder Ware, L.L.S.C.
130 N. Adams Street
Green Bay, WI 54301
(920) 435-9393

EXHIBIT A

Legal Description of Units

The following described real estate, together with the rents, profits, fixtures and other appurtenant interests, located in Brown County, State of Wisconsin:

Units 1891-1, 1891-2, 1891-3, 1891-4, 1891-5, 1891-6, 1891-7, 1891-8, 1891-9, 1981-10, 1901-1, 1901-2, 1901-3, 1901-4, 1903-1, 1903-2, 1903-3, 1903-4, 1903-5, 1903-6, 1905-1, 1905-2, 1905-3, 1905-4, 1905-5, 1905-6, 1905-7, 1905-8, 1907-1, 1907-2, 1907-3, 1907-4, 1907-5, 1907-6, 1907-7, 1907-8, 1909-1, 1909-2, 1909-3, 1909-4, 1909-5, 1909-6, 1909-7, 1909-8, 1909-9, 1909-10, 1913-1, 1913-2, 1913-3, 1913-4, 1913-5, 1913-6, 1913-7, 1913-8, 1915-1, 1915-2, 1915-3, 1915-4, 1915-5, 1915-6, 1915-7, 1915-8, 1917-1, 1917-2, 1917-3, 1917-4, 1917-5, 1917-6, 1917-7, 1917-8, 1917-9, 1917-10, 1893-1, 1893-2, 1893-3, 1893-4, 1895-1, 1895-2, 1895-3, 1895-4, 1897-1, 1897-2, 1897-3, 1897-4, 1899-1, 1899-2, 1899-3, 1899-4, 13141-1, 13141-2, 13141-3, 13141-4, 13145-1, 13145-2, 13145-3, 13145-4, 13161-1, 13161-2, 13161-3, 13161-4, 13161-5, 13161-6, 13177-1, 13177-2, 13177-3, 13177-4, 13177-5, 13177-6, 13193-1, 13193-2, 13193-3, and 13193-4, all in Vickery Meadows Condominium, created by a Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Vickery Meadows Condominium dated September 10, 2003, and recorded on September 19, 2003, with the office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2062881, as amended, and by its Condominium Plat and any addenda thereto.

Tax Parcel Nos. SU-2034, SU-2035, SU-2036, SU-2037, SU-2038, SU-2039, SU-2040, SU-2041, SU-2042, SU-2043, SU-2044, SU-2045, SU-2046, SU-2047, SU-2048, SU-2049, SU-2050, SU-2051, SU-2052, SU-2053, SU-2054, SU-2055, SU-2056, SU-2057, SU-2058, SU-2059, SU-2060, SU-2061, SU-2062, SU-2063, SU-2064, SU-2065, SU-2066, SU-2067, SU-2068, SU-2069, SU-2070, SU-2071, SU-2072, SU-2073, SU-2074, SU-2075, SU-2076, SU-2077, SU-2078, SU-2079, SU-2080, SU-2081, SU-2082, SU-2083, SU-2084, SU-2085, SU-2086, SU-2087, SU-2088, SU-2089, SU-2090, SU-2091, SU-2092, SU-2093, SU-2094, SU-2095, SU-2096, SU-2097, SU-2098, SU-2099, SU-2100, SU-2101, SU-2102, SU-2103, SU-2104, SU-2105, SU-2535, SU-2536, SU-2537, SU-2538, SU-2539, SU-2540, SU-2541, SU-2542, SU-2543, SU-2544, SU-2545, SU-2546, SU-2547, SU-2548, SU-2549, SU-2550, SU-2551, SU-2552, SU-2553, SU-2554, SU-2555, SU-2556, SU-2557, SU-2558, SU-2559, SU-2560, SU-2561, SU-2562, SU-2563, SU-2564, SU-2565, SU-2566, SU-2567, SU-2568, SU-2569, SU-2570, SU-2571, SU-2572, SU-2573, and SU-2574.

EXHIBIT B

Legal Description of Unbuilt Units

The following described real estate, together with the rents, profits, fixtures and other appurtenant interests, located in Brown County, State of Wisconsin:

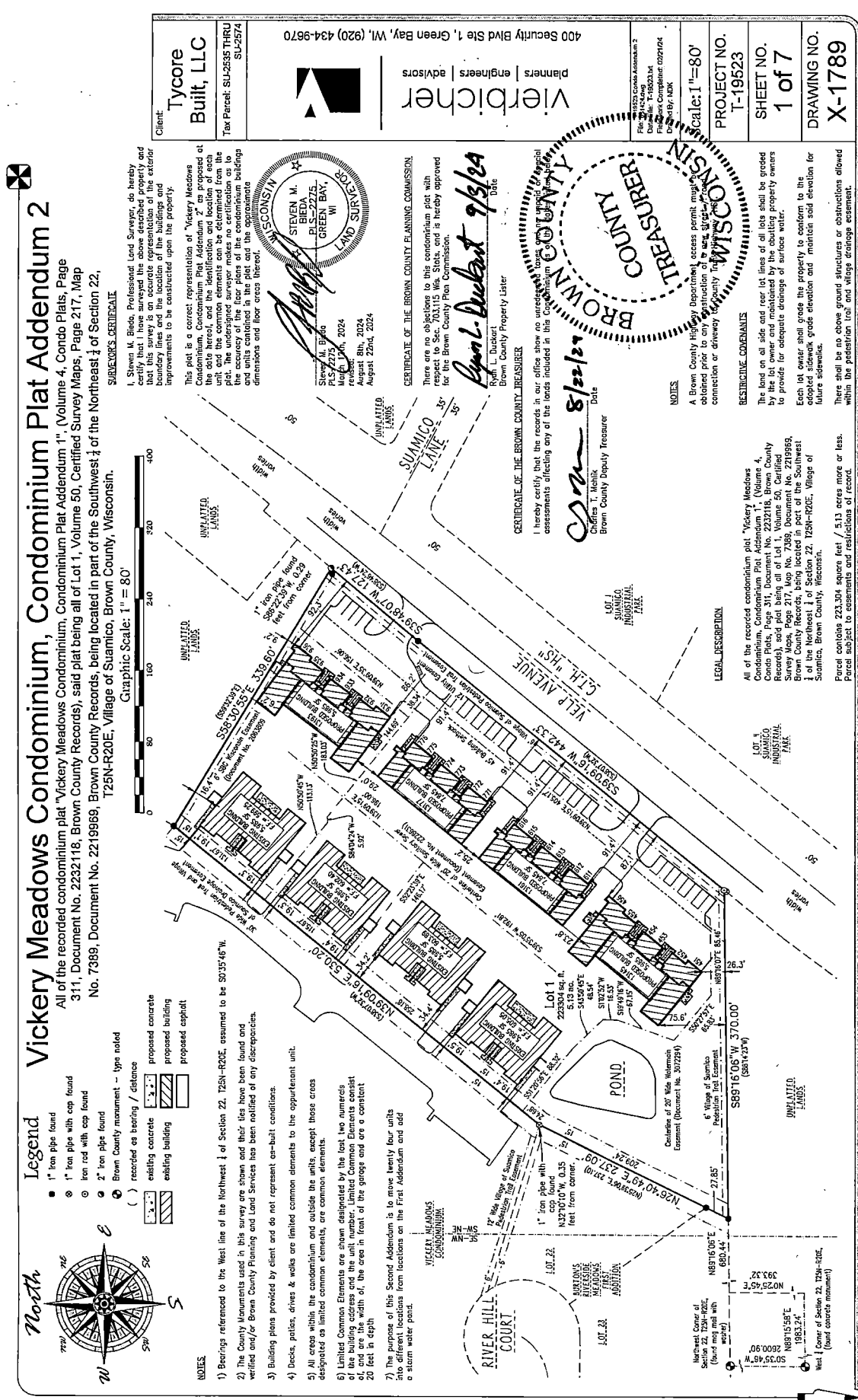
Units 13145-1, 13145-2, 13145-3, 13145-4, 13145-5, 13145-6, 13161-1, 13161-2, 13161-3, 13161-4, 13161-5, 13161-6, 13177-1, 13177-2, 13177-3, 13177-4, 13177-5, 13177-6, 13193-1, 13193-2, 13193-3, 13193-4, 13193-5 and 13193-6, all in Vickery Meadows Condominium, created by a Condominium Declaration of Conditions, Covenants, Restrictions and Easements for Vickery Meadows Condominium dated September 10, 2003, and recorded on September 19, 2003, with the office of the Register of Deeds for Brown County, Wisconsin, as Document No. 2062881, as amended, and by its Condominium Plat and any addenda thereto.

Tax Parcel Nos. SU-2551, SU-2552, SU-2553, SU-2554, SU-2555, SU-2556, SU-2557, SU-2558, SU-2559, SU-2560, SU-2561, SU-2562, SU-2563, SU-2564, SU-2565, SU-2566, SU-2567, SU-2568, SU-2569, SU-2570, SU-2571, SU-2572, SU-2573, and SU-2574.

EXHIBIT C

Vickery Meadows Condominium, Condominium Plat Addendum 2

See attached.

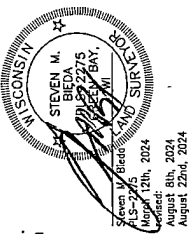


Vickery Meadows Condominium, Condominium Plat Addendum 2

All of the recorded condominium plat "Vickery Meadows Condominium, Condominium Plat Addendum 1", (Volume 4, Condo Plats, Page 311, Document No. 2232118, Brown County Records), said plat being all of Lot 1, Volume 50, Certified Survey Maps, Page 217, Map No. 7389, Document No. 2219969, Brown County Records, being located in part of the Southwest 1/4 of the Northeast 1/4 of Section 22, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

Graphic Scale: 1" = 10'

Units 13145-1, 13145-2, 13145-3, 13145-4, 13145-5, 13145-6, 13145-7, 13145-8, 13145-9, 13145-10, 13145-11, 13145-12, 13145-13, 13145-14, 13145-15, 13145-16, 13145-17, 13145-18, 13145-19, 13145-20, 13145-21, 13145-22, 13145-23, 13145-24, 13145-25, 13145-26, 13145-27, 13145-28, 13145-29, 13145-30, 13145-31, 13145-32, 13145-33, 13145-34, 13145-35, 13145-36, 13145-37, 13145-38, 13145-39, 13145-40, 13145-41, 13145-42, 13145-43, 13145-44, 13145-45, 13145-46, 13145-47, 13145-48, 13145-49, 13145-50, 13145-51, 13145-52, 13145-53, 13145-54, 13145-55, 13145-56, 13145-57, 13145-58, 13145-59, 13145-60, 13145-61, 13145-62, 13145-63, 13145-64, 13145-65, 13145-66, 13145-67, 13145-68, 13145-69, 13145-70, 13145-71, 13145-72, 13145-73, 13145-74, 13145-75, 13145-76, 13145-77, 13145-78, 13145-79, 13145-80, 13145-81, 13145-82, 13145-83, 13145-84, 13145-85, 13145-86, 13145-87, 13145-88, 13145-89, 13145-90, 13145-91, 13145-92, 13145-93, 13145-94, 13145-95, 13145-96, 13145-97, 13145-98, 13145-99, 13145-100



Client

Tycore
Built, LLC

Tax Parcel: SU-2535 THRU
SU-2574

planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9370

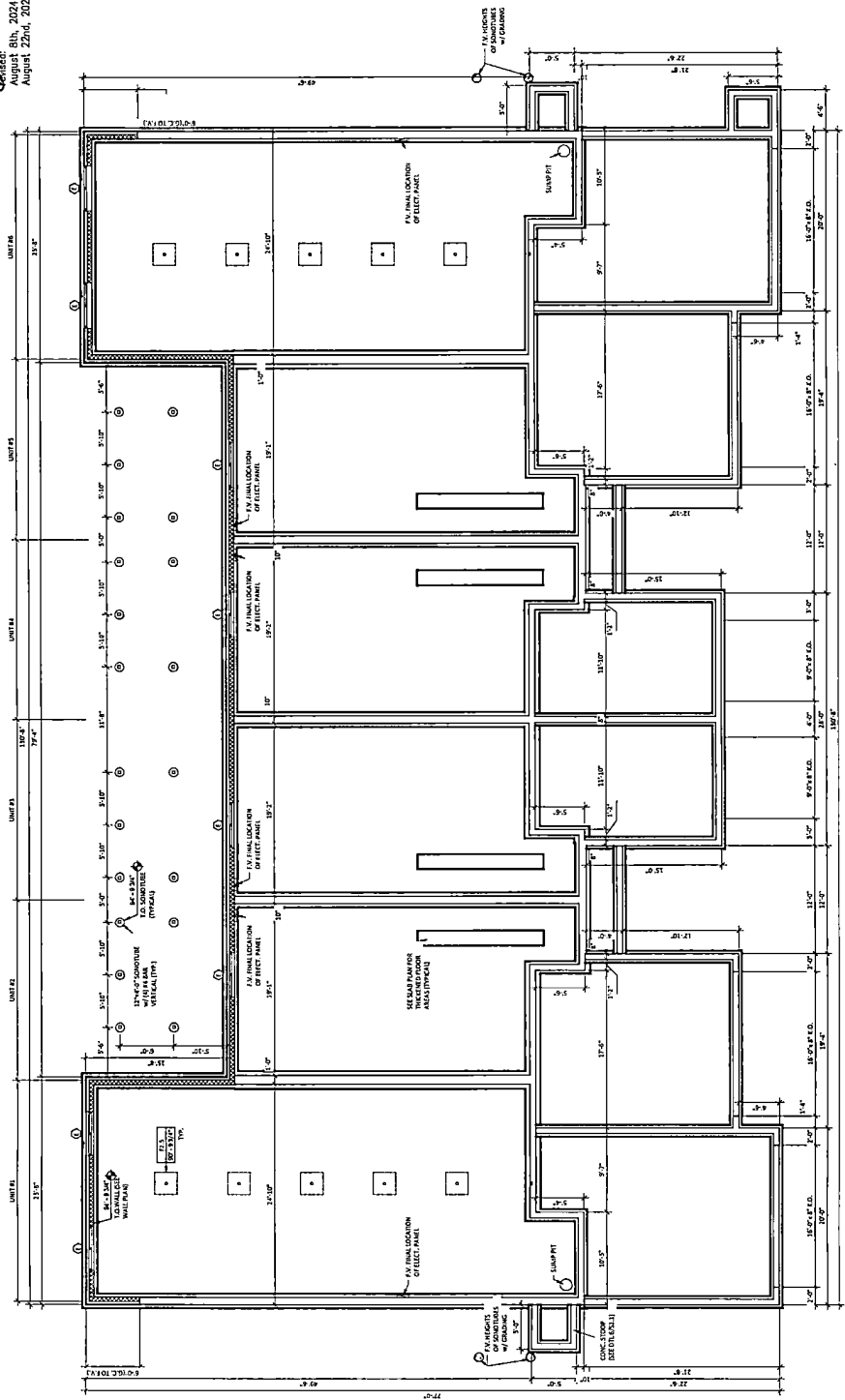
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Date Fec. T-19523.Lot
Fidewick Completed 02/21/24
Drawn By: NOK

Scale: 1"=10'

PROJECT NO.
T-19523

SHEET NO.
2 of 7

DRAWING NO.
X-1789

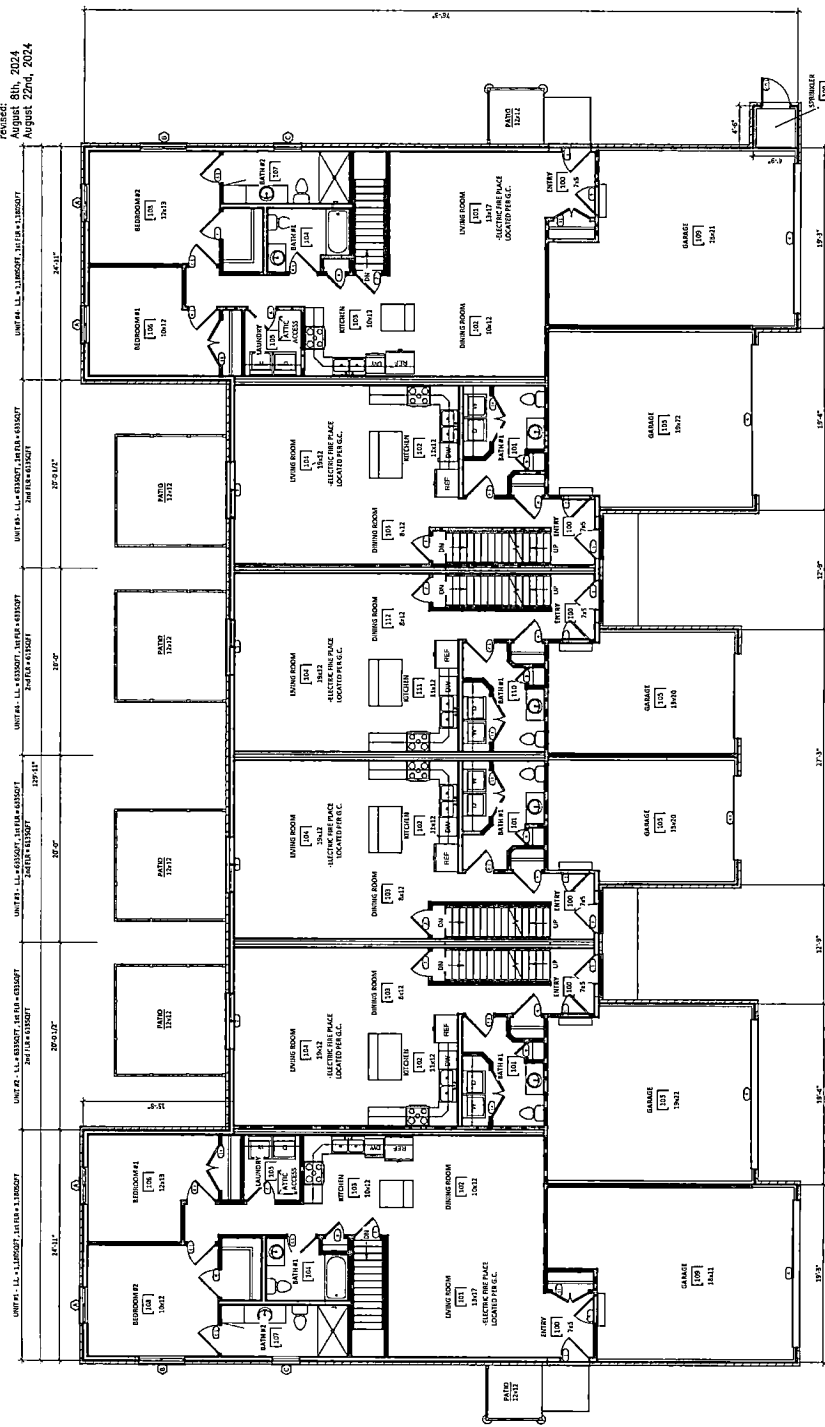


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Steven M. Bieda
PLS-2275
March 12th, 2024

Steven M. Bieda
PLS-2275
March 12th, 2024

Victory Meadows 6-Plex First Floor Plan.
Units 13145-1, 13145-2, 13145-3, 13145-4, 13145-5, 13145-6, 13193-1, 13193-2, 13193-3, 13193-4, 13193-5, 13193-6



Client: **Tycore
Built, LLC**

vierbicher
planners | engineers | advisors

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

T-19523 Condo Addendum 2
File: 051424.dwg
Data File: T-19523.dxf
Fieldwork Completed: 02/21/24
Drafted By: NDK

Scale: 1"=10'

PROJECT NO.

T-19523

SHEET NO. 7

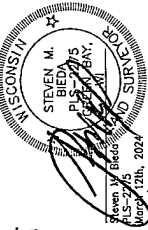
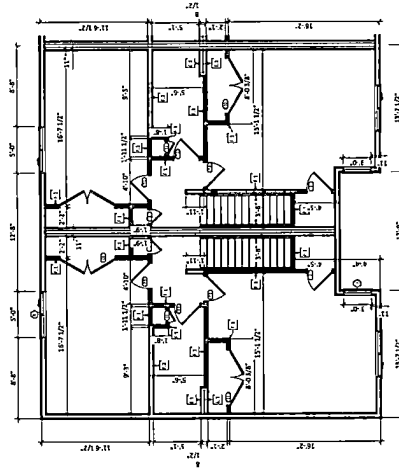
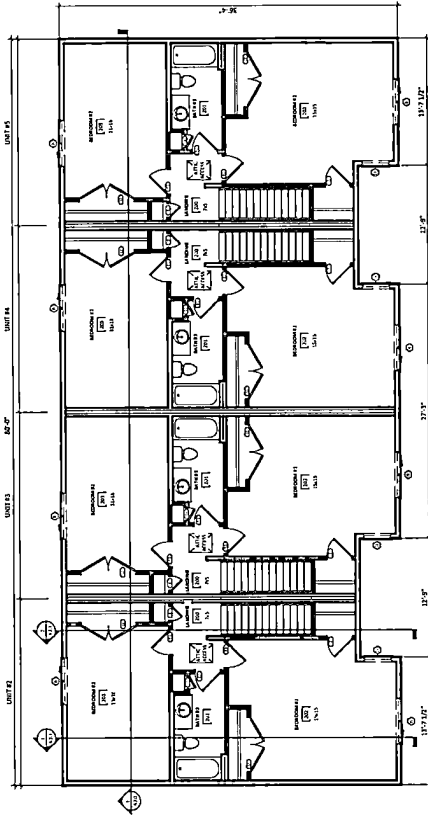
3 of 10

Vickery Meadows Condominium, Condominium Plat Addendum 2

All of the recorded condominium plat "Vickery Meadows Condominium, Condominium Plat Addendum 1", (Volume 4, Condo Plats, Page 311, Document No. 2232118, Brown County Records), said plat being all of Lot 1, Volume 50, Certified Survey Maps, Page 217, Map No. 7389, Document No. 2219989, Brown County Records, being located in part of the Southwest 1/4 of Section 22, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

Graphic Scale: 1" = 10'

Units 13145-1, 13145-2, 13145-3, 13145-4, 13145-5, 13145-6, 13145-7, 13145-8, 13145-9, 13145-10, 13145-11, 13145-12, 13145-13, 13145-14, 13145-15, 13145-16, 13145-17, 13145-18, 13145-19, 13145-20, 13145-21, 13145-22, 13145-23, 13145-24, 13145-25, 13145-26, 13145-27, 13145-28, 13145-29, 13145-30, 13145-31, 13145-32, 13145-33, 13145-34, 13145-35, 13145-36, 13145-37, 13145-38, 13145-39, 13145-40, 13145-41, 13145-42, 13145-43, 13145-44, 13145-45, 13145-46, 13145-47, 13145-48, 13145-49, 13145-50, 13145-51, 13145-52, 13145-53, 13145-54, 13145-55, 13145-56, 13145-57, 13145-58, 13145-59, 13145-60, 13145-61, 13145-62, 13145-63, 13145-64, 13145-65, 13145-66, 13145-67, 13145-68, 13145-69, 13145-70, 13145-71, 13145-72, 13145-73, 13145-74, 13145-75, 13145-76, 13145-77, 13145-78, 13145-79, 13145-80, 13145-81, 13145-82, 13145-83, 13145-84, 13145-85, 13145-86, 13145-87, 13145-88, 13145-89, 13145-90, 13145-91, 13145-92, 13145-93, 13145-94, 13145-95, 13145-96, 13145-97, 13145-98, 13145-99, 13145-100



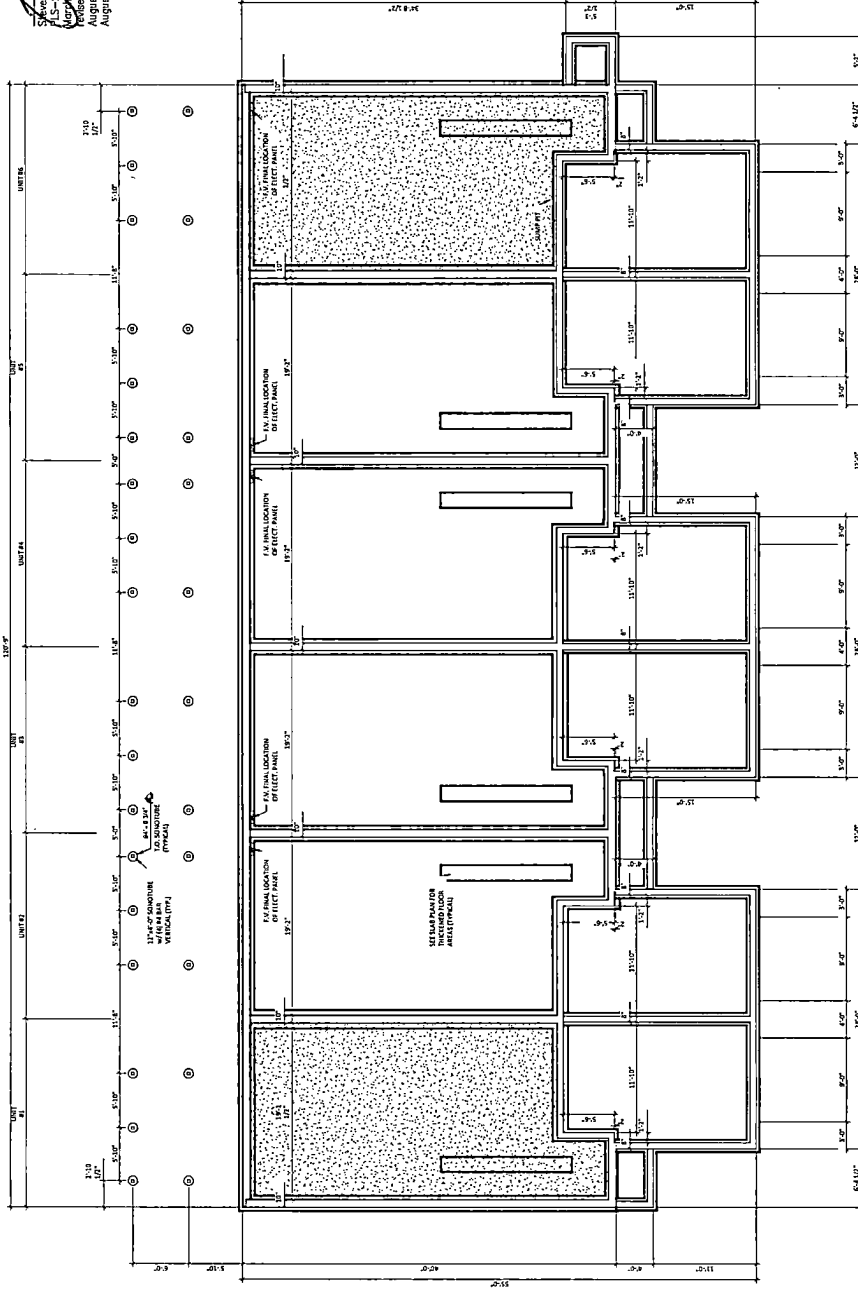
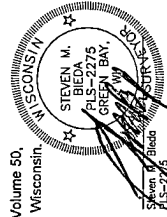
Steven M. Bede
August 22nd, 2024
August 22nd, 2024

Client Tycore Built, LLC	Planners engineers advisors vierbicher	400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670
Tax Parcel: SU-2535 THRU SU-2574		
10000 Steven M. Bede Data File: T-19523.dwg Published: 07/21/24 Drawn by: NDK		
Scale: 1"=10'	PROJECT NO. T-19523	
SHEET NO. 4 of 7		
DRAWING NO. X-1789		

Vickery Meadows Condominium, Condominium Plat Addendum 2

All of the recorded condominium plat "Vickery Meadows Condominium, Condominium Plat Addendum 1", (Volume 4, Condo Plats, Page 311, Document No. 2232118, Brown County Records), said plat being all of Lot 1, Volume 50, Certified Survey Maps, Page 217, Map No. 7369, Document No. 2219969, Brown County Records, being located in part of the Southwest $\frac{1}{4}$ of Section 22, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

Graphic Scale: 1" = 10'



Units 13161-1, 13161-2, 13161-3, 13161-4, 13171-1, 13171-2, 13171-3, 13171-4, 13171-5, 13171-6

Client Tycore Built, LLC	400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9870
Tax Parcel: SU-2535 THRU SU-2574	
 vierbicher planners engineers advisors	
T-19523 Condo Addendum 2 File No. 2232118 Date Filed: 11/02/24 Fieldwork Completed: 02/21/24 Drawn By: NDK	
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SHEET NO. 5 of 7	DRAWING NO. X-1789

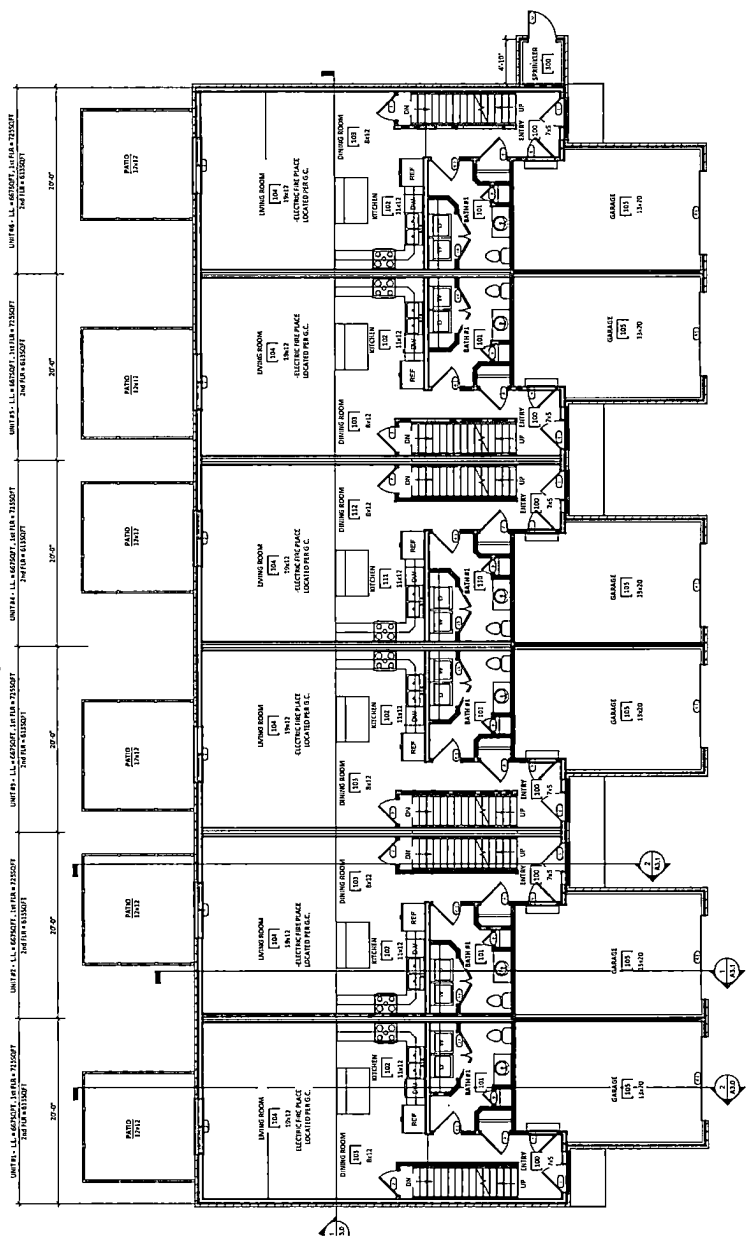
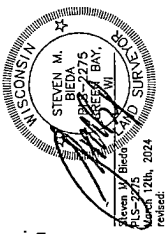
Vickery Meadows Condominium, Condominium Plat Addendum 2

All of the recorded condominium plat "Vickery Meadows Condominium, Condominium Plat Addendum 1", (Volume 4, Condo Plats, Page 311, Document No. 2232118, Brown County Records), said plat being all of Lot 1, Volume 50, Certified Survey Maps, Page 217, Map No. 7389, Document No. 2219969, Brown County Records, being located in part of the Southwest 1/4 of Section 22, T25N-R20E, Village of Suamico, Brown County, Wisconsin.

Graphic Scale: 1" = 10'

Units 1316-1, 1316-2, 1316-3, 1316-4, 1316-5, 1316-6, 1317-1, 1317-2, 1317-3, 1317-4, 1317-5, 1317-6

Vickery Meadows & Plex First Floor Plan



Client:

Tycore Built, LLC

Tax Parcel: SU-2555 THRU SU-2574

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

vierbicher

planners | engineers | advisors

T-19523 Condo Addendum 2
File No. T-19523-02
Date Filed: T-19523-02
Filing Fee: \$100.00
Dated By: NDK

Scale: 1"=10'

PROJECT NO.
T-19523

SHEET NO.
6 of 7

DRAWING NO.
X-1789

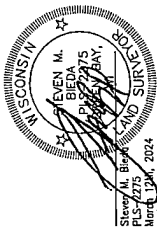
Vickery Meadows Condominium, Condominium Plat Addendum 2

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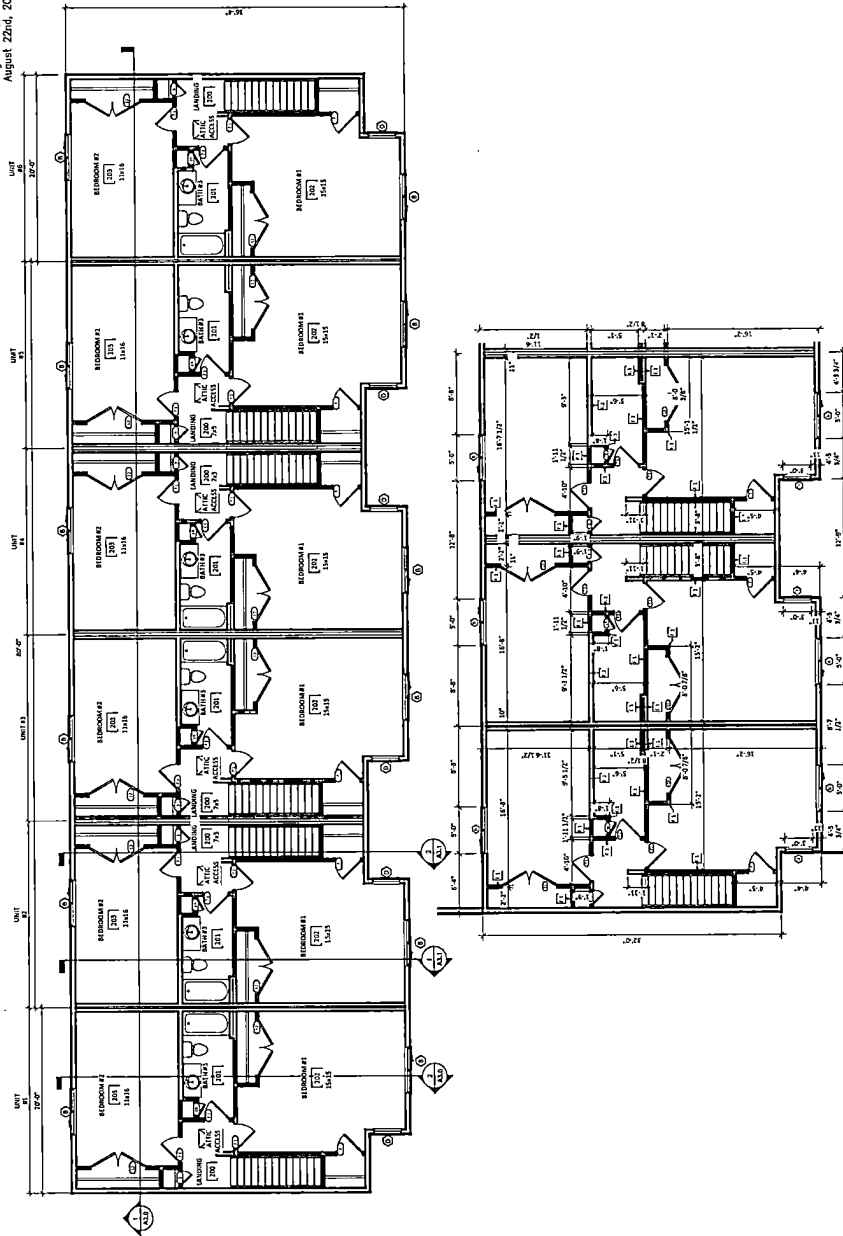
Graphic Scale: 1" = 10'



Units 13161-1, 13161-2, 13161-3, 13161-4, 13161-5, 13161-6, 13177-1, 13177-2, 13177-3, 13177-4, 13177-5, 13177-6



Steven M. Brey
PLS-2275
August 22nd, 2024
August 8th, 2024
August 22nd, 2024



Client: Tycore Built, LLC	400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670
Tax Parcel: SU-2535 THRU SU-2574	planners engineers advisors vierbicher
T-19523 Condo Addendum 2 File: 091424.dwg Data File: T-19523A.txt Project: 0221704 Drawn By: NDK	Scale: 1"=10'
	PROJECT NO. T-19523
	SHEET NO. 7 of 7
	DRAWING NO. X-1789

EXHIBIT D

Modified Unit Numbers and Addresses

Tax Parcel	Current Unit Number	Current Unit Address	New Unit Number	New Unit Address
SU-2551	13141-1	13141 Velp Ave., #411	13145-5	13145 Velp Ave., #455
SU-2552	13141-2	13141 Velp Ave., #412	13145-6	13145 Velp Ave., #456
SU-2553	13141-3	13141 Velp Ave., #413	13193-5	13193 Velp Ave., #935
SU-2554	13141-4	13141 Velp Ave., #414	13193-6	13193 Velp Ave., #936