

3071035

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

**RECORDED ON
08/06/2024 02:37 PM**

REC FEE: 30.00

**TRANS FEE:
EXEMPT #**

PAGES: 11

**FOURTH AMENDMENT TO
DECLARATION OF
CONDOMINIUM**

of

**WOODFIELD COURT
CONDOMINIUM**

Document Number

Document Title

Recording Area

Drafted by and Return To:

Godfrey & Kahn, S.C.
200 S Washington Street, Suite 100
Green Bay, WI 54301
Attn: Nicholas J. Vlies

Bay Title
11 VS

PIN: SU-792-1 and SU-792-2

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF
WOODFIELD COURT CONDOMINIUM

This Fourth Amendment to Declaration of Condominium of Woodfield Court Condominium ("Amendment") is made and entered into by Woodfield Court LLC, a Wisconsin limited liability company (the "Declarant"), pursuant to Chapter 703 of the Wisconsin Statutes, the Condominium Ownership Act, as the same may be amended, renumbered or renamed from time to time (the "Act").

RECITALS

1. Declarant established Woodfield Court Condominium (the "Condominium") by filing the Declaration of Condominium of Woodfield Court Condominium, which was recorded on March 4, 2021, as Document No. 2947789 in the Office of the Register of Deeds for Brown County, Wisconsin, as amended by Document No. 2980857 recorded on October 19, 2021 in the Office of the Register of Deeds of Brown County, Wisconsin, as further amended by Document No. 3016277 recorded on September 6, 2022 in the Office of the Register of Deeds of Brown County, Wisconsin, and as further amended by Document No. 3042851 recorded on August 14, 2023 in the Office of the Register of Deeds of Brown County, Wisconsin (collectively, the "Original Declaration"). Capitalized terms not otherwise defined in this Amendment shall have the meanings set forth in the Original Declaration.

2. Declarant recorded with the Original Declaration, a Condominium Plat, recorded in the Office of the Register of Deeds of Brown County, Wisconsin on March 4, 2021, as Document No. 2947788, as amended by Document No. 2980856 recorded in the Office of the Register of Deeds of Brown County, Wisconsin on October 19, 2021, as further amended by Document No. 3016276 recorded on September 6, 2022 in the Office of the Register of Deeds of Brown County, Wisconsin, and as further amended by Document No. 3042850 recorded on August 14, 2023 in the Office of the Register of Deeds of Brown County, Wisconsin (collectively, the "Original Plat").

3. Declarant, as the sole owner of Units 28 and 29 (as depicted on the Original Plat), desires to merge Units 28 and 29 into one (1) Unit, as set forth herein.

4. Declarant, as the sole owner of Units 59 and 60 (as depicted on the Original Plat), desires to merge Units 59 and 60 into one (1) Unit, as set forth herein.

5. Declarant, as the sole owner of Units 47 and 48 (as depicted on the Original Plat), desires to merge Units 47 and 48 into one (1) Unit, as set forth herein.

6. Declarant, as the sole owner of Units 49 and 50 (as depicted on the Original Plat), desires to merge Units 49 and 50 into one (1) Unit, as set forth herein.

AMENDMENT

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. The Recitals above are incorporated herein.

2. Exhibit "C" of the Original Declaration, entitled "Condominium Plat," is hereby deleted in its entirety and replaced with Revised Exhibit C (the "Revised Plat"), attached hereto and incorporated herein. For purposes of clarity, the "Declared Area" and "Expansion Area" of the Condominium Plat shall hereafter consist of such respective areas as depicted on the Revised Plat. The Original Plat is hereby deleted in its entirety and replaced with the Revised Plat.

3. The definition of "Condominium" in the Original Declaration is hereby amended such that the Condominium shall hereafter consist of eighty (80) Units, which Units are identified on the Revised Plat.

4. Pursuant to Article VIII of the Original Declaration and Section 703.13(8) of the Wisconsin Statutes, Units 28 and 29 depicted on the Original Plat are hereby merged into one Unit, which shall be known as Unit 88 of the Condominium as depicted on the Revised Plat.

5. Pursuant to Article VIII of the Original Declaration and Section 703.13(8) of the Wisconsin Statutes, Units 59 and 60 depicted on the Original Plat are hereby merged into one Unit, which shall be known as Unit 89 of the Condominium as depicted on the Revised Plat.

6. Pursuant to Article VIII of the Original Declaration and Section 703.13(8) of the Wisconsin Statutes, Units 47 and 48 depicted on the Original Plat are hereby merged into one Unit, which shall be known as Unit 90 of the Condominium as depicted on the Revised Plat.

7. Pursuant to Article VIII of the Original Declaration and Section 703.13(8) of the Wisconsin Statutes, Units 49 and 50 depicted on the Original Plat are hereby merged into one Unit, which shall be known as Unit 91 of the Condominium as depicted on the Revised Plat.

8. Exhibit "D" of the Original Declaration, entitled "Percentage Interests," is hereby deleted in its entirety and replaced with the "Revised Percentage Interests" as described on Revised Exhibit D, attached hereto and incorporated herein.

[SIGNATURES ON NEXT PAGES FOLLOWING]

IN WITNESS WHEREOF, Woodfield Court LLC has caused this Fourth Amendment to Declaration to be signed by its Manager as of the 25th day of July, 2024.

DECLARANT:

WOODFIELD COURT LLC

By: GB Motor Condo Holdings LLC
Its: Sole Member and Manager

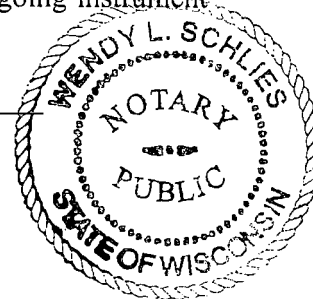
By: Brad Schmidt
Bradly A. Schmidt, Manager

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

Personally came before me this 25th day of July, 2024, the above named Bradly A. Schmidt, to me known to be the Manager of GB Motor Condo Holdings LLC, which is the sole member and manager of Woodfield Court LLC, who executed the foregoing instrument and acknowledge the same as the act of such limited liability company.

Wendy L. Schlies
Name: Wendy L. Schlies
Notary Public, State of Wisconsin
My Commission: 6/5/2028



If the consent of the Condominium Association is needed, it is attached below:

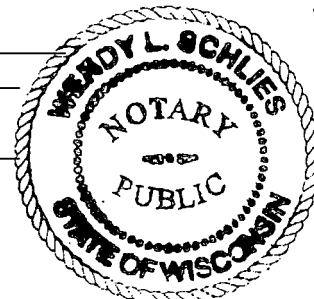
Woodfield Motor Condo Association, Inc.,
a Wisconsin nonstock corporation

By: Brad Schmidt
Bradly A. Schmidt, President

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

Personally came before me this 25th day of July, 2024, the above named Bradly A. Schmidt, to me known to be the President of Woodfield Motor Condo Association, Inc. who executed the foregoing instrument and acknowledge the same as the act of such entity.

Wendy L. Schlies
Name: Wendy L. Schlies
Notary Public, State of Wisconsin
My Commission: 6/5/2028



THIS DOCUMENT WAS DRAFTED BY:
Nicholas J. Vlies
Godfrey & Kahn, S.C.

MORTGAGEE'S CONSENT

The undersigned, being the holder of a Mortgage executed by Woodfield Court LLC to the undersigned recorded in the Office of the Register of Deeds of Brown County, Wisconsin on October 4, 2018 as Document No. 2839313, does hereby consent to the recording of this Amendment to Declaration of Condominium of Woodfield Court Condominium and the Revised Plat.

Dated this 25th day of July, 2024.

Brad A. Schmidt

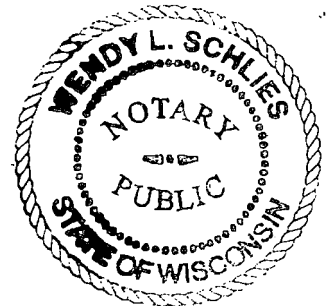
Daniel A. Schmidt by
Bradly A. Schmidt, as attorney-in-fact
pursuant to the Durable Power of Attorney for Property

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

Personally appeared before me this 25th day of July, 2024, the above named Bradly A. Schmidt, who acknowledged himself to be the person who executed the forgoing instrument and acknowledge the same.

Wendy L. Schlies
Print Name: Wendy L. Schlies
Notary Public, State of Wisconsin
My commission expires: 6/5/2028



REVISED EXHIBIT C
REVISED PLAT

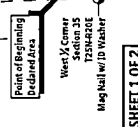
[see attached]

ALL OF WOODFIELD COURT CONDOMINIUM THIRD ADDENDUM, DOCUMENT NUMBER 3042850, BROWN COUNTY RECORDS, LOCATED IN ALL OF LOT 1 AND PART OF OUTLOT 2, CERTIFIED SURVEY MAP NUMBER 91135, DOCUMENT NUMBER 2804544, BROWN COUNTY RECORDS, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 25 NORTH, RANGE 20 EAST, VILLAGE OF SUMMITCO, BROWN COUNTY, WISCONSIN

TOTAL UNITS		UNIT SIZES	
Dedicated area = 80 Units	1-9, 24-25, 30-38, 61-69 & 9	44-46 & 51 = 1,200 Sq. Ft.	15-23, 26-27, 52-58 &
Expansion Area = 88 Units	79-87 = 1,800 Sq. Ft.	12, 42 & 43 = 2,400 Sq. Ft.	70-78 = 1,500 Sq. Ft.
Total Units = 168 Units	13-14, 40-41	13-14, 40-41	89 = 3,000 Sq. Ft.
			90 = 3,300 Sq. Ft.
			90-91 = 2,400 Sq. Ft.



LEGEND



Expansion Area
Point of Beginning

WOODFIELD COURT CONDOMINIUM FOURTH ADDENDUM
-AN EXPANDABLE CONDOMINIUM-

ALL OF WOODFIELD COURT CONDOMINIUM THIRD ADDENDUM, DOCUMENT NUMBER 2042850, BROWN COUNTY REGISTER OF DEEDS, BROWN COUNTY RECORDS, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 25 NORTH, RANGE 20 EAST, VILLAGE OF SUMMIT, BROWN COUNTY, WISCONSIN

Declarant: Woodfield Court LLC

BROWN COUNTY PLANNING CERTIFICATE

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stat. and it is hereby approved for the Brown County Planning Commission.

Dated this ____ day of _____, 2023.

By: L. Duckert
Brown County Property Lister

TREASURER'S CERTIFICATE

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

Charles Mahalik
Brown County Deputy Treasurer

SURVEYOR'S CERTIFICATE

I, Troy E. Iwitt, Professional Land Surveyor, do hereby certify that in accordance with State Statute 703.30 that I have surveyed the within described property and that the survey is an accurate representation of the exterior boundary and unit thereof.

This condominium plat is a correct representation of the WOODFIELD COURT CONDOMINIUM FOURTH ADDENDUM, an expandable condominium at the site hereof, and the identification and location of each unit and the common elements can be determined from the plat.

Dated this 14th day of July, 2023.

Troy E. Iwitt, PLS #2331
Professional Land Surveyor
ROBERT E. LEE & ASSOCIATES, INC.



LEGAL DESCRIPTION

Declarant Area

All of Woodfield Court Condominium Third Addendum, Document Number 2042850, Brown County Records, located in all of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 25 North, Range 20 East, Village of Summit, Brown County, Wisconsin more fully described as follows:

Commencing at the West 1/4 corner of said section 35; thence N87°46'40"E, 35.00 feet to the southeast quarter line of said section 35 to the east right of way of E. Iwitt, Professional Land Surveyor, PLS #2331, being the east right of way of said section 35; thence S87°21'19"W, 85.50 feet to the northeast corner thereof; thence N02°39'00"W, 55.00 feet on the east line of said Outlot 1 to the northeast corner thereof; thence S87°21'19"W, 85.50 feet on the north line of said Outlot 1 to said east right of way; thence N02°39'00"W, 37.25 feet on said east right of way to the northwest corner of said Outlot 2; thence S68°11'01"E, 1262.00 feet on the north line of said Outlot 2 to the northeast corner thereof; thence S22°39'47"E, 119.45 feet on the east line of said Outlot 2 to the northeast corner thereof; thence S02°13'01"E, 90.09 feet to the north line of said Outlot 2; thence S87°46'40"W, 617.23 feet on said north line and continuing on the south line of said Outlot 1 to the Point of Beginning.

Said parcel contains 558,179 Square Feet (12.813 Acres) of land more or less.
Parcel subject to easements and restrictions of record.

LEGAL DESCRIPTION

Expansion Area

Part of Outlot 2, Certified Survey Map Number 7152, Document Number 20564564, being part of the Southwest 1/4 of Section 35, Township 25 North, Range 20 East, Village of Summit, Brown County, Wisconsin more fully described as follows:

Commencing at the West 1/4 corner of said section 35; thence N87°46'40"E, 852.73 feet to the southeast quarter line of said section 35 to the POINT OF BEGINNING; thence continuing N87°46'40"E, 462.51 feet on said line of said section 35 to the northeast corner thereof; thence S87°46'40"W, 453.71 feet to the northeast corner of said Outlot 2; thence S02°13'01"E, 90.09 feet to the Point of Beginning.

Said parcel contains 284,165 Square Feet (6.533 Acres) of land more or less.
Parcel subject to easements and restrictions of record.

REEL Robert E. Lee
& ASSOCIATES, INC.
1250 Centennial Centre Blvd | Hobart, WI | 920-602-9641 | releeinc.com

Record #3071035 in Brown County Records
00004307103513W Map 035524_04de Map

REVISED EXHIBIT D
REVISED PERCENTAGE INTERESTS

<u>Unit Number</u>	<u>Percentage Interest</u>	<u>Percentage Interest</u> (as a fraction)	<u>Number of Votes</u>
1	1.32%	6/455	1
2	1.32%	6/455	1
3	1.32%	6/455	1
4	1.32%	6/455	1
5	1.32%	6/455	1
6	1.32%	6/455	1
7	1.32%	6/455	1
8	1.32%	6/455	1
9	1.32%	6/455	1
12	1.76%	8/455	2
13	0.88%	4/455	1
14	0.88%	4/455	1
15	1.10%	1/91	1
16	1.10%	1/91	1
17	1.10%	1/91	1
18	1.10%	1/91	1
19	1.10%	1/91	1
20	1.10%	1/91	1
21	1.10%	1/91	1
22	1.10%	1/91	1
23	1.10%	1/91	1
24	1.32%	6/455	1
25	1.32%	6/455	1
26	1.10%	1/91	1
27	1.10%	1/91	1
30	1.32%	6/455	1
31	1.32%	6/455	1
32	1.32%	6/455	1
33	1.32%	6/455	1
34	1.32%	6/455	1
35	1.32%	6/455	1
36	1.32%	6/455	1
37	1.32%	6/455	1
38	1.32%	6/455	1
40	0.88%	4/455	1
41	0.88%	4/455	1
42	1.76%	8/455	2
43	1.76%	8/455	2
44	0.88%	4/455	1

45	0.88%	4/455	1
46	0.88%	4/455	1
51	0.88%	4/455	1
52	1.10%	1/91	1
53	1.10%	1/91	1
54	1.10%	1/91	1
55	1.10%	1/91	1
56	1.10%	1/91	1
57	1.10%	1/91	1
58	1.10%	1/91	1
61	1.32%	6/455	1
62	1.32%	6/455	1
63	1.32%	6/455	1
64	1.32%	6/455	1
65	1.32%	6/455	1
66	1.32%	6/455	1
67	1.32%	6/455	1
68	1.32%	6/455	1
69	1.32%	6/455	1
70	1.10%	1/91	1
71	1.10%	1/91	1
72	1.10%	1/91	1
73	1.10%	1/91	1
74	1.10%	1/91	1
75	1.10%	1/91	1
76	1.10%	1/91	1
77	1.10%	1/91	1
78	1.10%	1/91	1
79	1.32%	6/455	1
80	1.32%	6/455	1
81	1.32%	6/455	1
82	1.32%	6/455	1
83	1.32%	6/455	1
84	1.32%	6/455	1
85	1.32%	6/455	1
86	1.32%	6/455	1
87	1.32%	6/455	1
88	2.20%	2/91	2
89	2.20%	2/91	2
90	1.76%	8/455	2
91	1.76%	8/455	2
	100.00%	1	87