

Document No. _____

**FIRST AMENDMENT TO THE
CONDOMINIUM DECLARATION
FOR THE 4TH STREET
CONDOMINIUM**

3100188
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
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JS

2-1427, 2-1428, 2-1429, 2-1430, 2-1431,
2-1432, and 2-1433

Parcel Numbers

THIS FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR THE 4TH STREET CONDOMINIUM is executed as of this 14th day of July 2025, by Neighborhood Housing Services of Green Bay, Inc. d/b/a NeighborWorks Green Bay, the Declarant and the owner of Unit 1, 2, 3, 4, 5, 6, and 7 of the Condominium.

RECITALS:

A. Declarant executed a Condominium Declaration which was recorded with the Brown County Register of Deeds on December 5, 2024, as Document No. 3081260, said declaration being referred to herein as the "Declaration."

B. The Condominium consists of a total of seven (7) Units.

C. The undersigned presently owns all of the Units in the Condominium, which represents a sufficient number to execute and to record an amendment to the Declaration pursuant to Section 703.09(2) of the Wisconsin Statutes and desires to amend the Declaration, while restating all terms and conditions of the Declaration not amended hereunder.

NOW THEREFORE, the Declaration is hereby amended as follows:

1. Section 12 of the Declaration, entitled "RESIDENTIAL PURPOSES", is hereby deleted and replaced with the following, effective as of the date of recording of this Amendment:

12) RESIDENTIAL PURPOSES; PROHIBITION ON LEASING

The Units are intended for and restricted exclusively to use as single-family residences. No commercial activity is permitted in or about the Condominium or any Unit except to the extent that the same is permitted in residences under the applicable zoning code. Notwithstanding the foregoing, no Unit may be leased or rented to, or otherwise occupied by, any person(s) or party other than the Unit Owner and the Unit Owner's immediate family. This prohibition applies to all forms of leasing, including long-term leasing, short-term rentals (such as rentals arranged through platforms such as Airbnb, VRBO, or similar services), subleasing, or any other arrangement that grants occupancy rights to anyone other than the Unit Owner and the Unit Owner's immediate family for any period of time. Any lease or similar arrangement entered into in violation of this prohibition shall be null and void.

The Declarant shall be permitted to use all Units owned by the Declarant as models for sale activities, and the Declarant reserves the right to erect signs or other entryway features at the entrances of the Condominium (such as "For Sale" signs) and to erect appropriate signage within the Units and elsewhere related to the sale of Units.

2. Except as specifically modified herein, all other terms, provisions, and conditions of said Declaration shall remain in full force and effect and shall apply in all respects to all Units of the Condominium and are hereby restated and reaffirmed.

