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**FIFTH 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      **6 VS****

**FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
WOODFIELD COURT CONDOMINIUM**

This Fifth 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, as further amended by Document No. 3042851 recorded on August 14, 2023 in the Office of the Register of Deeds of Brown County, Wisconsin, and as further amended by Document No. 3071035 recorded on August 6, 2024 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, as further amended by Document No. 3042850 recorded on August 14, 2023 in the Office of the Register of Deeds of Brown County, Wisconsin, and as further amended by Document No. 3071034 recorded on August 6, 2024 in the Office of the Register of Deeds of Brown County, Wisconsin (collectively, the “Plat”).

**AMENDMENT**

NOW, THEREFORE, Declarant amends the Declaration as follows:

1. The Recitals above are incorporated herein.
2. Section 3 of Exhibit F of the Original Declaration, entitled “Village Restrictions,” is hereby deleted in its entirety and replaced with the following:

*“3. No Unit shall be used for business operations, whether or not for profit, including, without limitation, any day care center, animal boarding business, product distributorship, manufacturing facility, sales office, or professional practice, without the prior written approval of the Board of Directors of the Association (which approval may be granted or denied in the sole discretion of the*

*Board of Directors); provided, however, the foregoing shall not prohibit any one or more of the following activities: (a) storage of personal property in a Unit by a business entity or in connection with business operations; or (b) a Unit Owner hosting private events in, on or about the Common Elements (provided that any such events are hosted in accordance with applicable laws, regulations and ordinances)."*

3. Pursuant to Article XIII of the Original Declaration and Wis. Stats. § 703.09(2), the undersigned mortgagee hereby consents to this Amendment.

4. Except as modified herein, all the terms, conditions and provisions of the Original Declaration remain in full force and effect.

[SIGNATURES ON NEXT PAGES FOLLOWING]



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.

Dated this 30<sup>th</sup> day of December, 2024.

  
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 30<sup>th</sup> day of December, 2024, the above named Bradly A. Schmidt, who acknowledged himself to be the person who executed the forgoing instrument and acknowledge the same.

  
Print Name: Rylie J. Rottman  
Notary Public, State of Wisconsin  
My commission expires: exp. 3-29-2026

