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**CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
10/09/2025 04:05 PM
REC FEE: 30.00
TRANS FEE:
EXEMPT #**

PAGES: 13

**SEVENTH 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

13 VS

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

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF
WOODFIELD COURT CONDOMINIUM

This Seventh 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 (the “Third Amendment”), as further amended by Document No. 3071035 recorded on August 6, 2024 in the Office of the Register of Deeds of Brown County, Wisconsin (the “Fourth Amendment”), as further amended by Document No. 3084854 recorded on January 20, 2025 in the Office of the Register of Deeds of Brown County, Wisconsin, and as further amended by Document No. 3108026 recorded on October 9, 2025 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 (the “Third Addendum”), as further amended by Document No. 3071034 recorded on August 6, 2024 in the Office of the Register of Deeds of Brown County, Wisconsin (the “Fourth Addendum”), and as further amended by Document No. 3108025 recorded on October 9, 2025 in the Office of the Register of Deeds of Brown County, Wisconsin (collectively, the “Plat”).

3. Declarant, as the sole owner of Unit 77 and Unit 78 (as depicted on the Plat), desires to merge and combine Unit 77, Unit 78 and the Common Elements existing between Units 77 and 78 (such Common Elements, the “Unit 93 Common Elements”) into one (1) new Unit, which will be known as Unit 93, as set forth herein (the “Unit 93 Merger”).

4. Declarant and the owner of Unit 89 (the “Unit 89 Owner”) desire to correct the prior merger and combination of Units 59 and 60 to create Unit 89, as depicted on the Fourth Addendum

(the "Unit 89 Merger"), to account for the Common Elements that previously existed between Unit 59 and Unit 60 (the "Unit 89 Common Elements").

5. Declarant and Unit 89 Owner desire to correct the Percentage Interest of Unit 89, as set forth in the Fourth Amendment, to reflect the actual square footage of Unit 89, as set forth herein.

6. Declarant, as the sole owner of Unit 92, desires to convert Unit 92 to, and reclassify Unit 92 as, a Common Element in exchange for, and in consideration of, (a) the Unit 93 Common Elements being incorporated into Unit 93 in connection with the Unit 93 Merger and (b) the Unit 89 Common Elements being incorporated into Unit 89 in connection with the prior Unit 89 Merger (collectively, the "Common Element Exchange").

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 seventy-nine (79) Units, which Units are identified on the Revised Plat.
4. Unit 92 is hereby converted to, and reclassified as, a Common Element, as depicted on the Revised Plat.
5. Pursuant to Article VIII of the Original Declaration and Sections 703.13(6) and 703.13(8) of the Wisconsin Statutes, the boundaries of former Units 59 and 60 (as depicted on the Third Addendum) and the Unit 89 Common Elements are hereby relocated, and former Units 59 and 60 (as depicted on the Third Addendum) and the Unit 89 Common Elements are hereby merged and combined, to create a single Unit, which shall be known as Unit 89 of the Condominium, in each case, as depicted on the Revised Plat.
6. Pursuant to Article VIII of the Original Declaration and Sections 703.13(6) and 703.13(8) of the Wisconsin Statutes, the boundaries of Unit 77, Unit 78 and the Unit 93 Common Elements are hereby relocated, and Unit 77, Unit 78 and the Unit 93 Common Elements are hereby merged and combined, to create a single Unit, which shall be known as Unit 93 of the Condominium, in each case, as depicted on the Revised Plat.
7. 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.

8. Pursuant to Article XIII of the Original Declaration and Wis. Stats. § 703.09(2), the undersigned mortgagees hereby consent to this Amendment.

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

[SIGNATURES ON NEXT PAGES FOLLOWING]

IN WITNESS WHEREOF, Woodfield Court LLC has caused this Seventh Amendment to Declaration to be signed by its Manager as of the 3rd day of October, 2025.

DECLARANT:
WOODFIELD COURT LLC

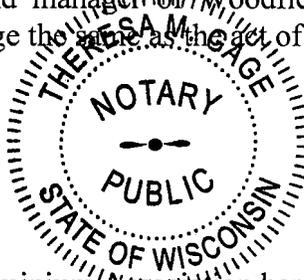
By: GB Motor Condo Holdings LLC
Its: Sole Member and Manager

By: 
Bradly A. Schmidt, Manager

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

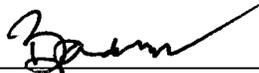
Personally came before me this 3rd day of October, 2025, the above named Bradly A. Schmidt, to me known to be the Manager of GB Motor Condo Holdings LLC, which is the sole member and manager of Woodfield Court LLC, who executed the foregoing instrument and acknowledge the same as the act of such limited liability company.




Name: Theresa M. Gage
Notary Public, State of Wisconsin
My Commission: 01/02/28

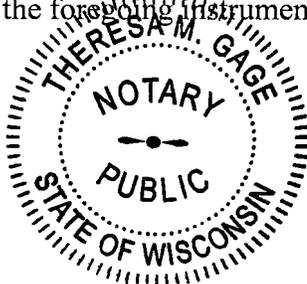
The Condominium Association hereby consents to the Amendment and certifies that all consents and approvals required under the Original Declaration and Wis. Stats. §703 were obtained:

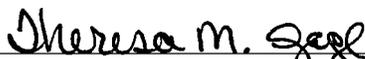
Woodfield Motor Condo Association, Inc.,
a Wisconsin nonstock corporation

By: 
Bradly A. Schmidt, President

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)

Personally came before me this 3rd day of October, 2025, 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.




Name: Theresa M. Gage
Notary Public, State of Wisconsin
My Commission: 01/02/28

MORTGAGEE'S CONSENT

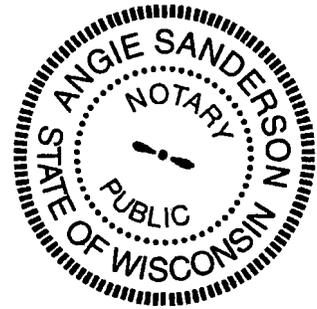
The undersigned, being the holder of a Mortgage executed by ENZO REALTY, LLP to the undersigned recorded in the Office of the Register of Deeds of Brown County, Wisconsin on February 3, 2025 as Document No. 3085840, does hereby consent to the recording of this Amendment to Declaration of Condominium of Woodfield Court Condominium and the Revised Plat.

Dated this 2 day of October, 2025.

By: BCH
Name: Brian C. Haddock
Title: Senior Vice President

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss
COUNTY OF BROWN)



Personally appeared before me this 2 day of October, 2025, the above named Brian Haddock, to me known to be the SVP of Nicolet National Bank, who executed the foregoing instrument and acknowledge the same as the act of such entity.

Angie Sanderson
Print Name: Angie Sanderson
Notary Public, State of Wisconsin
My commission expires: 9/9/28

REVISED EXHIBIT C
REVISED PLAT

[see attached]

WOODFIELD COURT CONDOMINIUM SIXTH ADDENDUM
 --AN EXPANDABLE CONDOMINIUM--
 ALL OF WOODFIELD COURT CONDOMINIUM FIFTH ADDENDUM, DOCUMENT NUMBER RECORDS, LOCATED IN BLOCK 1011 AND PART OF COLONY 2, CERTIFIED SURVEY MAP NUMBER 28546, DOCUMENT NUMBER 20180713, TOWNSHIP 23 NORTH, RANGE 20 EAST, VILLAGE OF SUMNER, BROWN COUNTY, WISCONSIN.
Declarant: Woodfield Court LLC

BROWN COUNTY PLANNING CERTIFICATE

There are no objections to this condominium plat with respect to Sec. 233.115 Wis. Stat. and I hereby approve for the Brown County Planning Commission.

Dated this ____ day of _____, 2025.

By: Ryan L. Duckert
 Brown County Property Clerk

TREASURER'S CERTIFICATE

As duly elected Brown County Treasurer, I hereby certify that the records in my office show no uncompleted taxes and no unpaid or special assessments affecting any of the lands included in this Condominium Plat as of the date listed below.

By: _____
 Brown County Treasurer

SURVEYOR'S CERTIFICATE

I, Troy E. Koenig, Professional Land Surveyor, do hereby certify that in accordance with Stats Section 703.34(1) I have surveyed the within described property and that the survey is an accurate representation of the entire boundary and units thereof.

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

Dated this 5th day of _____, 2025.

By: Troy E. Koenig, PLS 68831
 Professional Land Surveyor
 ROBERT E. UENR ASSOCIATES, INC.



MRREL Robert E. Lee
 & ASSOCIATES, INC.
 1250 Central Center Blvd | Hobart, WI | 920-662-9941 | rlee@mrrel.com

LEGAL DESCRIPTION

Original Area
 All of Woodfield Court Condominium Fifth Addendum, Document Number 28546, Brown County Records, Loc. 1011 and part of Colony 2, Certified Survey Map Number 28546, Brown County Records, Brown County, Wisconsin more fully described as follows:

Commencing at the West 1/2 corner of said Section 35, Thence N87°46'40"W, 35.00 feet to the east-west quarter line of said Section 35 to the east right of way of E. Woodfield Avenue, the POINT OF BEGINNING; Thence N62°39'00"W, 583.315 feet to said east right of way to the southeast corner of Ordinal 2, Thence S70°13'00"W, 82.50 feet to Ordinal 1 to the southeast corner thereof; Thence S87°27'10"W, 462.20 feet to the north line of said Ordinal 1 to said east right of way; Thence N02°39'00"W, 37.25 feet to said east right of way to the northwest corner of said Ordinal 2; Thence S88°17'19"W, 1282.820 feet to the north line of said Ordinal 1 to the northwest corner thereof; Thence S82°25'07"W, 110.43 feet to the east line of said Ordinal 2; Thence S87°46'40"W, 463.27 feet; Thence S02°13'00"E, 102.23 feet; Thence N87°46'40"W, 46.00 feet; Thence S02°13'00"E, 102.23 feet to the south line of said Ordinal 2; Thence S87°46'40"W, 87.23 feet to said east line and continuing on the south line of said lot 1 to the Point of Beginning.

Said parcel contains 560,079 Square Feet (12.813 Acres) of land more or less.
 Parcel subject to easements and restrictions of record.

LEGAL DESCRIPTION

Expansion Area
 Part of Ordinal 2, Certified Survey Map Number 28546, Document Number 28546, being part of the southeast 1/4 of the Northwest 1/4, Section 35, Township 23 North, Range 20 East, Village of Sumner, Brown County, Wisconsin more fully described as follows:

Commencing at the West 1/2 corner of said Section 35, Thence N87°46'40"W, 853.27 feet to the east-west quarter line of said Section 35 to the POINT OF BEGINNING; Thence S70°13'00"W, 82.50 feet to the southeast corner of Ordinal 2; Thence S87°46'40"W, 462.20 feet to the north line of said Ordinal 1 to said east right of way; Thence N02°39'00"W, 37.25 feet to said east right of way to the northwest corner of said Ordinal 2; Thence S88°17'19"W, 1282.820 feet to the north line of said Ordinal 1 to the northwest corner thereof; Thence S82°25'07"W, 110.43 feet to the east line of said Ordinal 2; Thence S87°46'40"W, 463.27 feet; Thence S02°13'00"E, 102.23 feet; Thence N87°46'40"W, 46.00 feet; Thence S02°13'00"E, 102.23 feet to the south line of said Ordinal 2; Thence S87°46'40"W, 87.23 feet to said east line and continuing on the south line of said lot 1 to the Point of Beginning.

Said parcel contains 204,215 Square Feet (4.688 Acres) of land more or less.
 Parcel subject to easements and restrictions of record.

REVISED EXHIBIT D
REVISED PERCENTAGE INTERESTS

Unit Number	Percentage Interest	Percentage Interest (as a fraction)	Number of Votes
1	1.31%	6/457	1
2	1.31%	6/457	1
3	1.31%	6/457	1
4	1.31%	6/457	1
5	1.31%	6/457	1
6	1.31%	6/457	1
7	1.31%	6/457	1
8	1.31%	6/457	1
9	1.31%	6/457	1
12	1.75%	8/457	2
13	0.88%	4/457	1
14	0.88%	4/457	1
15	1.09%	5/457	1
16	1.09%	5/457	1
17	1.09%	5/457	1
18	1.09%	5/457	1
19	1.09%	5/457	1
20	1.09%	5/457	1
21	1.09%	5/457	1
22	1.09%	5/457	1
23	1.09%	5/457	1
24	1.31%	6/457	1
25	1.31%	6/457	1
26	1.09%	5/457	1
27	1.09%	5/457	1
30	1.31%	6/457	1
31	1.31%	6/457	1
32	1.31%	6/457	1
33	1.31%	6/457	1
34	1.31%	6/457	1
35	1.31%	6/457	1
36	1.31%	6/457	1
37	1.31%	6/457	1
38	1.31%	6/457	1
40	0.88%	4/457	1
41	0.88%	4/457	1
42	1.75%	8/457	2
43	1.75%	8/457	2
44	0.88%	4/457	1

45	0.88%	4/457	1
46	0.88%	4/457	1
51	0.88%	4/457	1
52	1.09%	5/457	1
53	1.09%	5/457	1
54	1.09%	5/457	1
55	1.09%	5/457	1
56	1.09%	5/457	1
57	1.09%	5/457	1
58	1.09%	5/457	1
61	1.31%	6/457	1
62	1.31%	6/457	1
63	1.31%	6/457	1
64	1.31%	6/457	1
65	1.31%	6/457	1
66	1.31%	6/457	1
67	1.31%	6/457	1
68	1.31%	6/457	1
69	1.31%	6/457	1
70	1.09%	5/457	1
71	1.09%	5/457	1
72	1.09%	5/457	1
73	1.09%	5/457	1
74	1.09%	5/457	1
75	1.09%	5/457	1
76	1.09%	5/457	1
79	1.31%	6/457	1
80	1.31%	6/457	1
81	1.31%	6/457	1
82	1.31%	6/457	1
83	1.31%	6/457	1
84	1.31%	6/457	1
85	1.31%	6/457	1
86	1.31%	6/457	1
87	1.31%	6/457	1
88	2.19%	10/457	2
89	2.41%	11/457	2
90	1.75%	8/457	2
91	1.75%	8/457	2
93	2.41%	11/457	2
	100.00%	1	87