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- 2nd Amend.- New Exhibit A, Future Enclosures & Use of Units
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- 4th Amend.- Declaration & supplements modified to annex 11 units (Total 23)
- 5h Amend.- Elimination of Right of First Refusal
- 6th Amend.- Declaration & supplements modified to annex 9 units (Total 32).
- 7th Amend.- Definition of Unit, Future enclosures & decks and many other revisions of declarations
- 8th Amend.- Declaration & supplements modified to annex 4 units. (Total 40)
- 9th Amend.- Declaration & supplements modified to annex 8 units. (Total 44)
- 10th Amend.- Declaration & supplements modified to annex 3 units. (Total 47)
- 11th Amend.- Declaration & supplements modified to annex final 10 units (total 57)

ISLAND POINTE BEACH CLUB CONDOMINIUM

FIRST AMENDMENT TO CONDOMINIUM DECLARATION
OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This First Amendment to the Condominium Declaration of Easements, Restrictions, Covenants and Conditions ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 20th day of March, 1981, by HALE KAI, INC., a Wisconsin corporation, hereinafter called Declarant,

WITNESSETH:

WHEREAS, Declarant has executed a Declaration for Island Pointe Beach Club Condominium and caused said Declaration to be recorded with the Register of Deeds for Sauk County, Wisconsin in Volume 1 of Condominiums, Pages 110-137, as Document #443385, and

WHEREAS, Declarant wishes to set forth with greater particularity the definition of a "Unit", and

WHEREAS, Declarant is presently the owner of all the units of Island Pointe Beach Club Condominium and accordingly has the power to amend the Declaration by an instrument signed by it in accordance with Article XIV, Section 3, of the Declaration and Section 703.09(2) of the Wisconsin Statutes;

NOW, THEREFORE, the Declarant amends the Declaration as follows:

The definition of "Unit" as set forth in Article I, **444271** Section 2 of the Declaration is amended to read as follows:

"Unit" means a part of the Condominium ~~intended for any type of independent use,~~ including one or more cubicles of air at one or more levels of space or one or more rooms or enclosed spaces located on one or more floors (or parts thereof) in a building, the outer perimeters of which are formed by the exterior surfaces of the structure including but not limited to doors, windows, roofs, foundations and exterior walls.

REGISTER'S OFFICE
SAUK COUNTY, WIS.
RECEIVED FOR RECORD

MAR 24 1981

APPROX. 10 O'CLOCK *L* M, RECORDED IN
REF. *138* PAGE *138*
Robert J. Schuck REGISTER

G. V. B. & E 300

IN WITNESS WHEREOF, this First Amendment to the Declaration for Island Pointe Beach Club Condominium has been executed by

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Volume 1 Page 139

-2-

the Declarant, owner of all the Units in the said Condominium,
on the day, month and year above written.

HALE KAI, INC.

By: Warren R. Schultz, Sr.
Warren R. Schultz, Sr., President

Attest:

Warren R. Schultz, Jr.
Warren R. Schultz, Jr., Secretary

AUTHENTICATION

Signatures authenticated this 20th day of March, 1981.

Thomas C. Groeneweg
Thomas C. Groeneweg
Title: Member State Bar of Wisconsin

This instrument was drafted by Thomas C. Groeneweg.

VOL 1 PAGE 380

454728

REGISTER'S OFFICE
SAUK COUNTY, WIS.
RECEIVED FOR RECORD

OCT 20 1982

ISLAND POINTE BEACH CLUB CONDOMINIUM

AT 9:40 O'CLOCK P.M., RECORDED IN
VOL. 1 OF CONDOMINIUMS ON PAGE 380
Robert J. Scheible, REGISTER

QABE 24

SECOND AMENDMENT TO CONDOMINIUM DECLARATION OF
EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Second Amendment to the Condominium Declaration of Easements, Restrictions, Covenants and Conditions ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 12th day of October, 1982.

WITNESSETH:

WHEREAS, Declarant has executed a Declaration for Island Pointe Beach Club Condominium and caused said Declaration to be recorded with the Register of Deeds for Sauk County, Wisconsin in Volume 1 of Condominiums, Pages 110-137, as Document #443385, and

WHEREAS, the Declarant has executed a First Amendment to the Declaration and caused said Amendment to be recorded with the Register of Deeds for Sauk County, Wisconsin in Volume 1 of Condominiums, Pages 138-139, as Document #444271, and

WHEREAS, the undersigned, constituting all of the owners and the mortgagees of the condominium units, including the Declarant, desire that certain additional amendments be made to the Declaration pursuant to Article XIV, Section 3, of the Declaration and Section 703.09(2) of the Wisconsin Statutes;

NOW THEREFORE, the Declaration and condominium plat constituting Exhibit "A", which is attached hereto and made a part of this Declaration.

1. All references to Exhibit "A" in the Declaration shall now be deemed to refer to the amended condominium plat, a copy of which is attached hereto as Exhibit "A" which, by this reference thereto, is made a part hereof.

2. Article II, Section 3, of the Declaration is amended to provide in full as follows:

Section 3. Future Enclosures and Possible Future
Decks and Screened Porches.

In respect to Units 1 through 9, the Unit Owner, including the Declarant, may, at its or his own option and expense expand the constructed portion of the Unit by enclosing that portion of the Unit consisting of unimproved land and labeled "Possible Future Enclosure" in Exhibit "A".

In respect to Units 8-12, the Unit Owner, including the Declarant, may at its or his own option and expense construct a deck or screened porch within that portion of the Unit consisting of unimproved land and labeled "Possible Future Deck or Screened Porch" in Exhibit "A". The construction, design, color and materials of such enclosure, deck or screened porch, shall be compatible with the previously constructed portion of the Unit. No construction of the said enclosure, deck or screened porch, shall be commenced without necessary building permits and approval of the Architectural Control Committee in accord with the procedures established in Article VIII below. However, the Declarant shall not be required to obtain the approval of the Architectural Control Committee prior to the construction of any such enclosure or enclosures. In the event any such enclosure or enclosures shall take place, it shall not be necessary to amend said Exhibit "A" to reflect the change in status of that portion of the area depicted as for "Possible Future Enclosure" to being part of the total enclosed units, or the change in status of that portion of the area depicted as for "Possible Future Deck or Screened Porch" to a deck or screened porch. In the event of any construction pursuant to this Section, it shall be the responsibility of the Association to notify the insurer of such construction in accord with its obligation as set forth in Article X, Section 1.

3. Article IV, Section 2 of the Declaration is amended to provide in full as follows:

Section 2. Use of Units.

Each Unit shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. Lease or rental of a Unit for residential purposes shall not be considered to be a violation of this covenant. Notwithstanding the foregoing, nothing in this Declaration shall prohibit the Declarant from displaying an unsold unit as a "model" and sales office for marketing purposes.

With respect to those areas of Units 1 through 9 which are labeled as "Possible Future Enclosure" and those areas of Units 8-12 which are labeled as "Possible Future Deck or Screened Porch" in Exhibit "A", until such areas are enclosed, nothing shall be kept or stored on any part of such areas without the prior written consent of the Association nor shall such unimproved areas be altered, improved or the subject of any construction except for the enclosure of such area

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or the construction of such deck or screened porch in accord with the provisions of Article II, Section 3. With respect to such deck or screened porch, nothing shall be stored thereon except those furnishing normally associated with the use and enjoyment of such deck or screened porch. Furthermore, such furnishings must be approved by the Architectural Control Committee prior to placement on the deck or screened porch. As to any item or items placed on such deck or screened porch without the approval of the said Committee or not properly maintained in accord with standards of said committee, the Association shall have the right to enter the deck or screened porch and effect removal of such items or items. The Unit Owner shall be notified by notice mailed to the last address furnished by the owner to the Association and shall have the right to re-claim such item or items within thirty (30) days from the mailing of such notice by paying all removal and storage costs. If the owner does not re-claim such item or items within the said thirty (30) day period, the Association shall have the right to dispose of such item or items in whatever manner and on whatever terms it deems appropriate.

IN WITNESS WHEREOF, the following parties, constituting the Declarant, along with all of the owners of the condominium units, and their mortgagees, have executed this Amendment on the day and year first above written and consent to all the terms and provisions thereof.

HALE KAI, INC.,
a Wisconsin corporation
Owners of Units 1, 3, 4, 5, 6, 8 and 9

By: Warren R. Schultz
Warren R. Schultz, Sr.,
President

Richard A. Allen
Richard A. Allen

By: Warren R. Schultz, Jr.
Warren R. Schultz, Jr.,
Secretary

Nancy L. Allen
Nancy L. Allen
Owners of Unit #2

R. Warren Burns
R. Warren Burns

Paul R. Siegart
Paul R. Siegart

Judy A. Burns
Judy A. Burns
Owners of Unit #7

Marilyn M. Siegart
Marilyn M. Siegart
Owners of Unit #10

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Shirley J. Miller
Shirley J. Miller
Owner of Unit #11

Ricardo R. Farias
Ricardo R. Farias
Owner of Unit #12

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

I HEREBY CERTIFY that on this 21st day of August, 1982, before me personally appeared Warren R. Schultz, Sr., President and Warren R. Schultz, Jr., Secretary respectively of HALE KAI, INC., a Wisconsin corporation, to me known to be the persons who executed the foregoing instrument, and to me known, to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

David L. Schultz
Notary Public

My Commission Expires:

5-7-83

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 21st day of August, 1982, before me the undersigned Notary Public in and for said County and State, personally appeared Richard A. Allen and Nancy L. Allen, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires:

10-20-85

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 21st day of August, 1982, before me the undersigned Notary Public in and for said County and State, personally appeared R. Warren Burns and Judy A. Burns, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Schultz

Notary Public

My Commission Expires:

10-20-85

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 21st day of August, 1982, before me the undersigned Notary Public in and for said County and State, personally appeared Paul R. Siegert and Marilyn M. Siegert, his wife, known to be to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Schultz

Notary Public

My Commission Expires:

10-20-85

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 21st day of August, 1982, before me the undersigned Notary Public in and for said County and State, personally appeared Shirley J. Miller, known to me to be the person whose name is subscribed in the within instrument and acknowledged that she executed

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the same for the purposes and consideration therein expressed and in the capacity therein stated.

10-20-85
My Commission expires

Marion R. Schultz
Notary Public

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 21st day of August, 1982, before me the undersigned Notary Public in and for said County and State, personally appeared Ricardo R. Farias, known to me to be the person whose name is subscribed in the within instrument and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

10-20-85
My Commission expires

Marion R. Schultz
Notary Public

WISCONSIN SAVINGS ASSOCIATION, a Wisconsin savings and loan association, being the mortgagee of Unit 7 and 12 in the above condominium, hereby consents to the execution and recordation of the above Second Amendment to the Declaration for said condominium and to all the terms and provisions thereof.

WISCONSIN SAVINGS ASSOCIATION,
a savings and loan association.

By: Ronald Meyer
By: _____

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

I HEREBY CERTIFY that on this 12th day of October, 1982, before me personally appeared Ronald Meyer and _____ respectively of WISCONSIN SAVINGS ASSOCIATION, a Wisconsin savings and loan association, to be known to be the persons who executed the foregoing instrument, and to me known, to be such Vice President and _____ of said association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said association by its authority.

10-20-85
My Commission expires

Marion R. Schultz
Notary Public

This instrument was drafted by: Thomas C. Groeneweg
Quale, Hartmann, Bohl & Evenson
619 Oak Street
Baraboo, Wis. 53913

ISLAND POINTE BEACH CLUB CONDOMINIUM

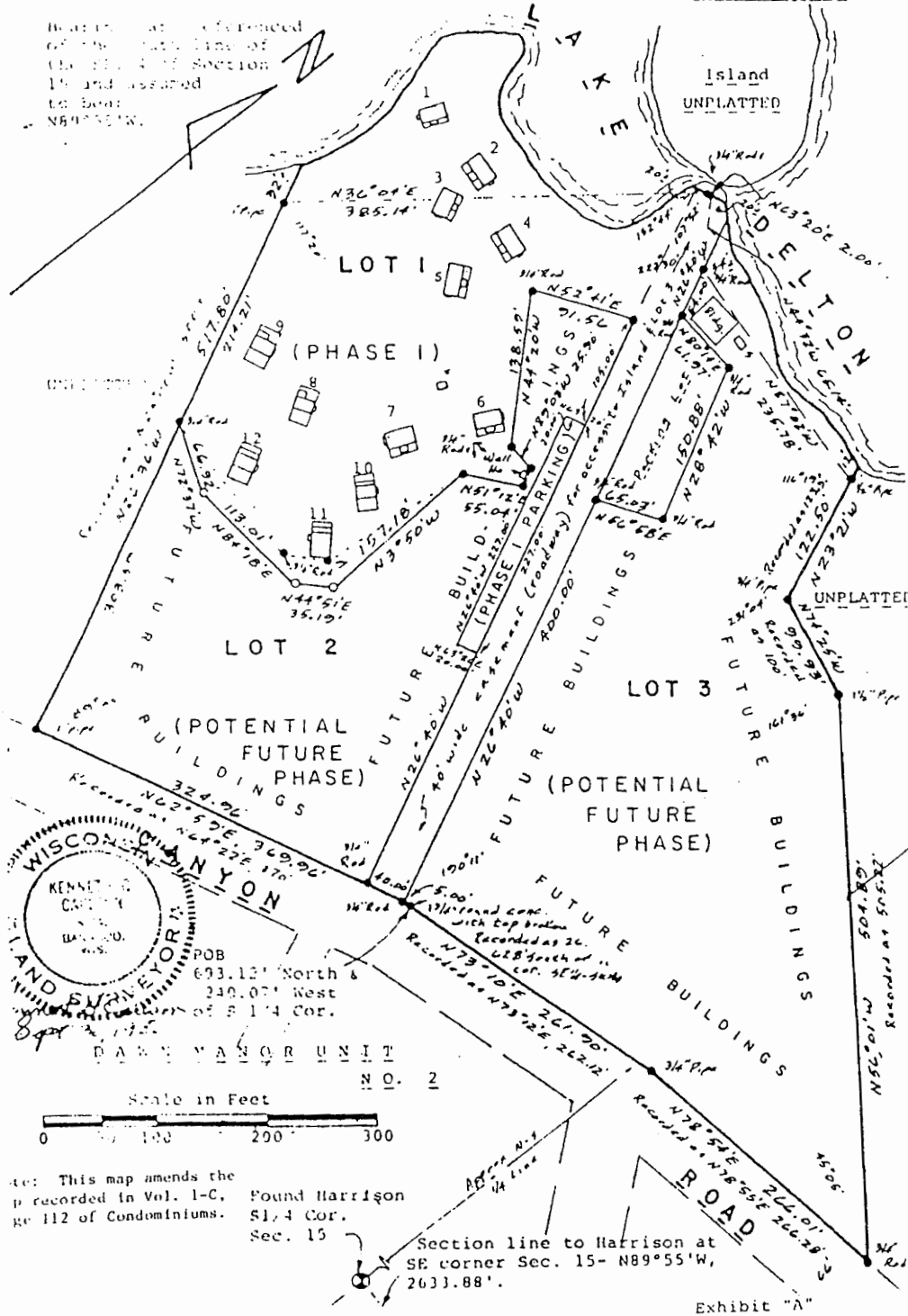
Vol 1 18886

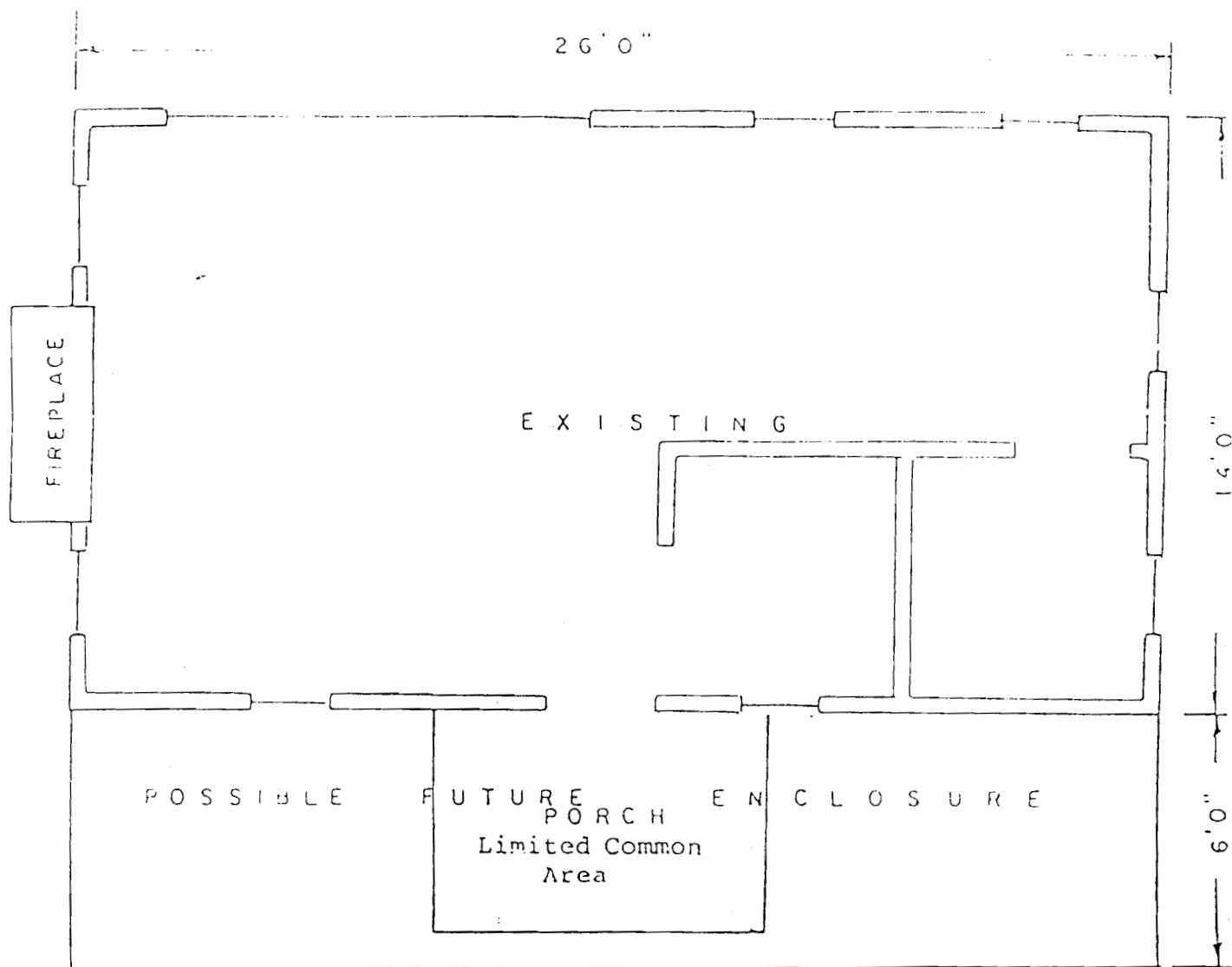
I, Kenneth G. Carlson, registered land surveyor, hereby certify that this plat is a correct representation of the condominium described and the identification and location of each unit and the common elements can be determined from the plat including the 4 Floor Plan sheets.

Aug 18, 1982

Kenneth G. Carlson

SAKE COUNTY CERTIFIED SURVEY MAP NO. 1096





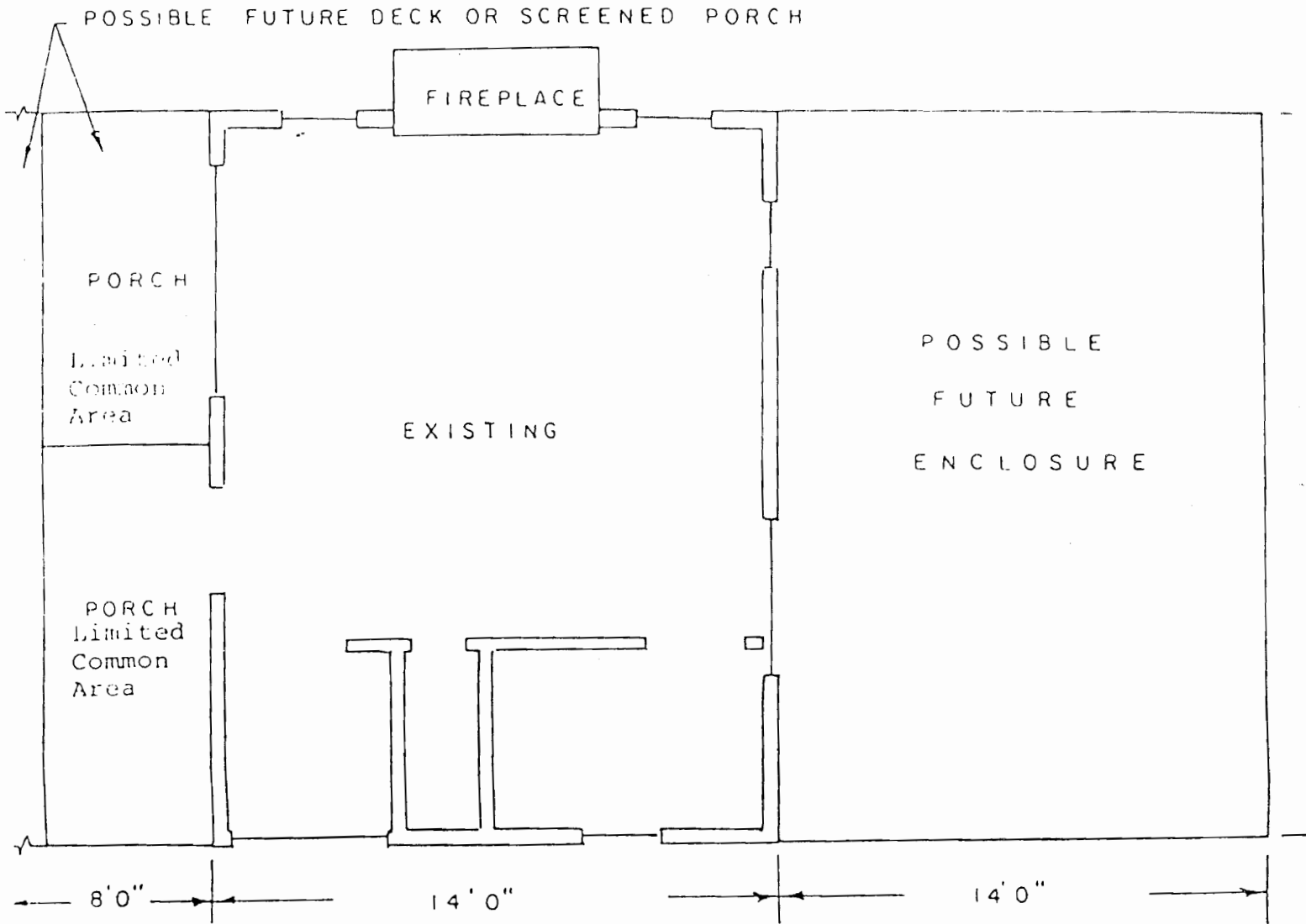
FLOOR PLAN

Units 1 thru 7 . Existing 364 Square Feet

Future 156 Square Feet Max.

Existing floor plan may be reversed.

ISLAND POINTE BEACH CLUB CONDOMINIUM



FLOOR PLAN

Units 8,9 , Existing 252 Square Feet
Future 252 Square Feet

Existing floor plan may be reversed.

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463063

REGISTER'S OFFICE
SAUK COUNTY, WIS.
RECEIVED FOR RECORD

OCT 28 1983

ISLAND POINTE BEACH CLUB CONDOMINIUM

AT 1:20 O'CLOCK P.M. RECORDED IN

VOL. 1 OF CONDO. ON PAGE 526

Robert + Liberty REGISTER

Q14B E 30

THIRD AMENDMENT TO CONDOMINIUM DECLARATION OF
EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Third Amendment to the Condominium Declaration of Easements, Restrictions, Covenants and Conditions ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 3rd day of September, 1983.

WITNESSETH:

WHEREAS, Declarant has executed a Declaration for Island Pointe Beach Club Condominium and caused said Declaration to be recorded with the Register of Deeds for Sauk County, Wisconsin in Volume 1 of Condominiums, Pages 110-137, as Document #443385, and

WHEREAS, the Declarant has executed a First Amendment to the Declaration and caused said Amendment to be recorded with the Register of Deeds for Sauk County, Wisconsin in Volume 1 of Condominiums, Pages 138-139, as Document #44271, and

WHEREAS, the Declarant and all of the other owners have executed a Second Amendment to the Declaration and caused said Amendment to be recorded with the Register of Deeds for Sauk County, Wisconsin, in Volume 1 of Condominiums, Page 380-385, as Document #454728, and

WHEREAS, the undersigned, constituting all of the owners and the mortgagees of the condominium units, including the Declarant, desire that certain additional amendments be made to the Declaration pursuant to Article XIV, Section 3, of the Declaration and Section 703.09(2) of the Wisconsin Statutes;

NOW, THEREFORE, the Declaration and condominium plat constituting Exhibit "A", which is attached hereto and made a part of this Declaration.

1. All references to Exhibit "A" in the Declaration shall now be deemed to refer to the latest amended condominium plat, a copy of which is attached hereto as Exhibit "A" which, by reference thereto, is made a part hereof.

2. Article II, Section 3, of the Declaration is amended to provide in full as follows:

Section 3. Possible Future Enclosures and Possible Future Decks and Screened Porches.

In respect to Units 1 through 12, the Unit Owner, including the Declarant, may, at its, his or her own option and expense expand the constructed portion of the Unit by enclosing that portion of the Unit

-2-

sisting of unimproved land and labeled "Possible Future Enclosure" in Exhibit "A". In respect to Units 8-12, the Unit Owner, including the Declarant, may at its, his or her own option and expense construct a deck or porch within that portion of the Unit consisting of unimproved land and labeled "Possible Future Deck or Screened Porch" in Exhibit "A". In respect to Units 1-7, the Unit Owner, including the Declarant, may at its, his or her own option and expense construct a deck within that portion of the Unit consisting of unimproved land and labeled "Possible Future Deck" in Exhibit "A". The construction, design, color and materials of such enclosure, deck or screened porch, shall be compatible with the previously constructed portion of the Unit. No construction of the said enclosure, deck or screened porch, shall be commenced without necessary building permits and approval of the Architectural Control Committee prior to the construction of any such enclosure, deck or screened porch. In the event any such enclosure, deck or screened porch shall be constructed, it shall not be necessary to amend said Exhibit "A" to reflect the change in status of that portion of the area depicted as for "Possible Future Enclosure" to being part of the total enclosed units, the change in status of that portion of the area depicted as for "Possible Future Deck or Screened Porch" to a deck or screened porch or the change in status of that portion of the area depicted as for "Possible Future Deck" to a deck. In the event of any construction pursuant to this Section, it shall be the responsibility of the Association to notify the insurer of such construction in accord with its obligation as set forth in Article X, Section 1.

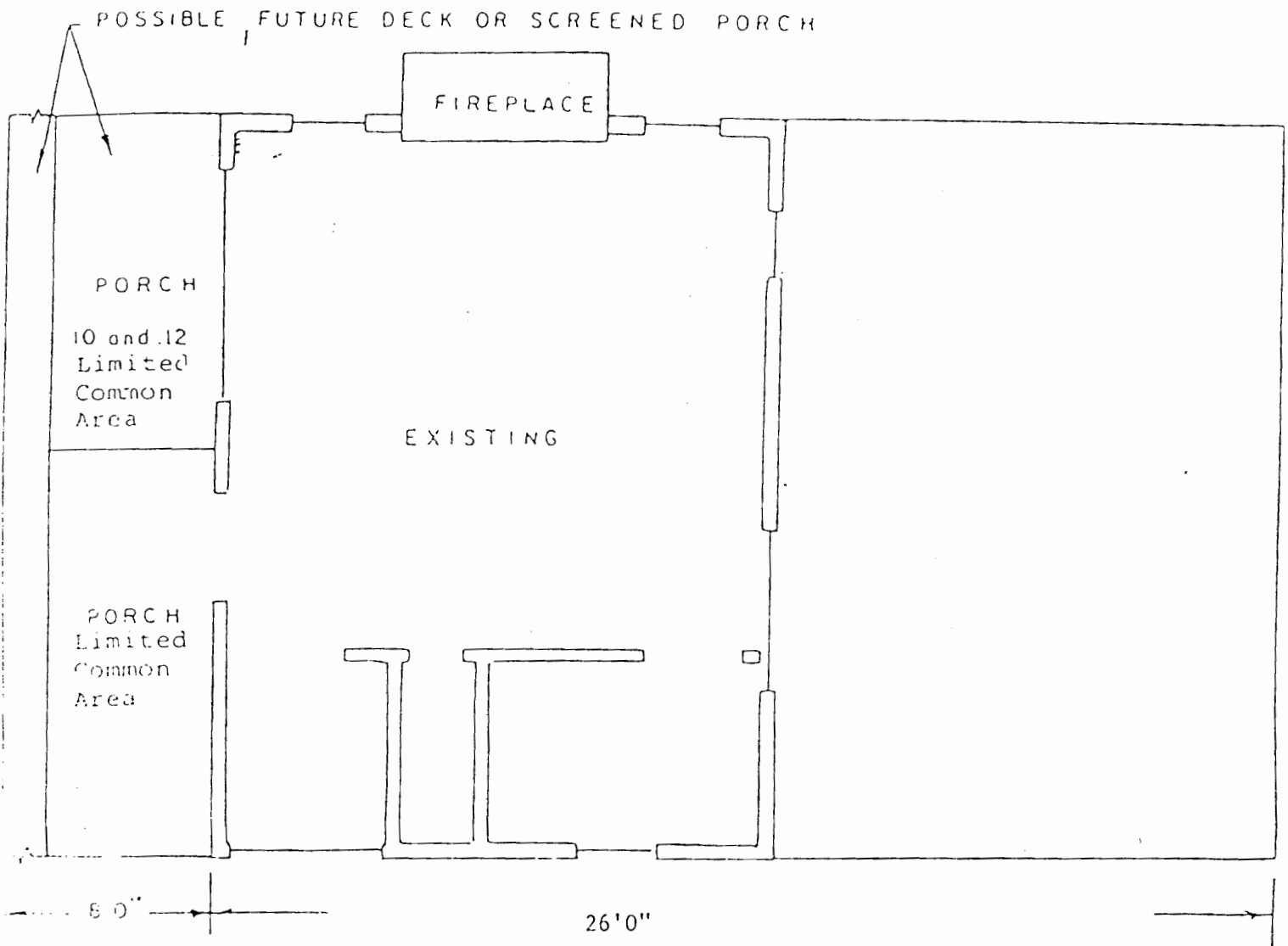
3. Article IV, Section 2 of the Declaration is amended to provide in full as follows:

Section 2. Use of Units.

Each Unit shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. Lease or rental of a Unit for residential purposes shall not be considered to be a violation of this covenant. Notwithstanding the foregoing, nothing in this Declaration shall prohibit the Declarant from displaying an unsold unit as a "model" and sales office for marketing purposes.

With respect to those areas of Units 1 through 12 which are labeled as "Possible Future Enclosure", those areas of Units 8-12 which are labeled as "Possible Future Deck or Screened Porch" and those areas of Units 1-7

ISLAND POINTE BEACH CLUB CONDOMINIUM



FLOOR PLAN

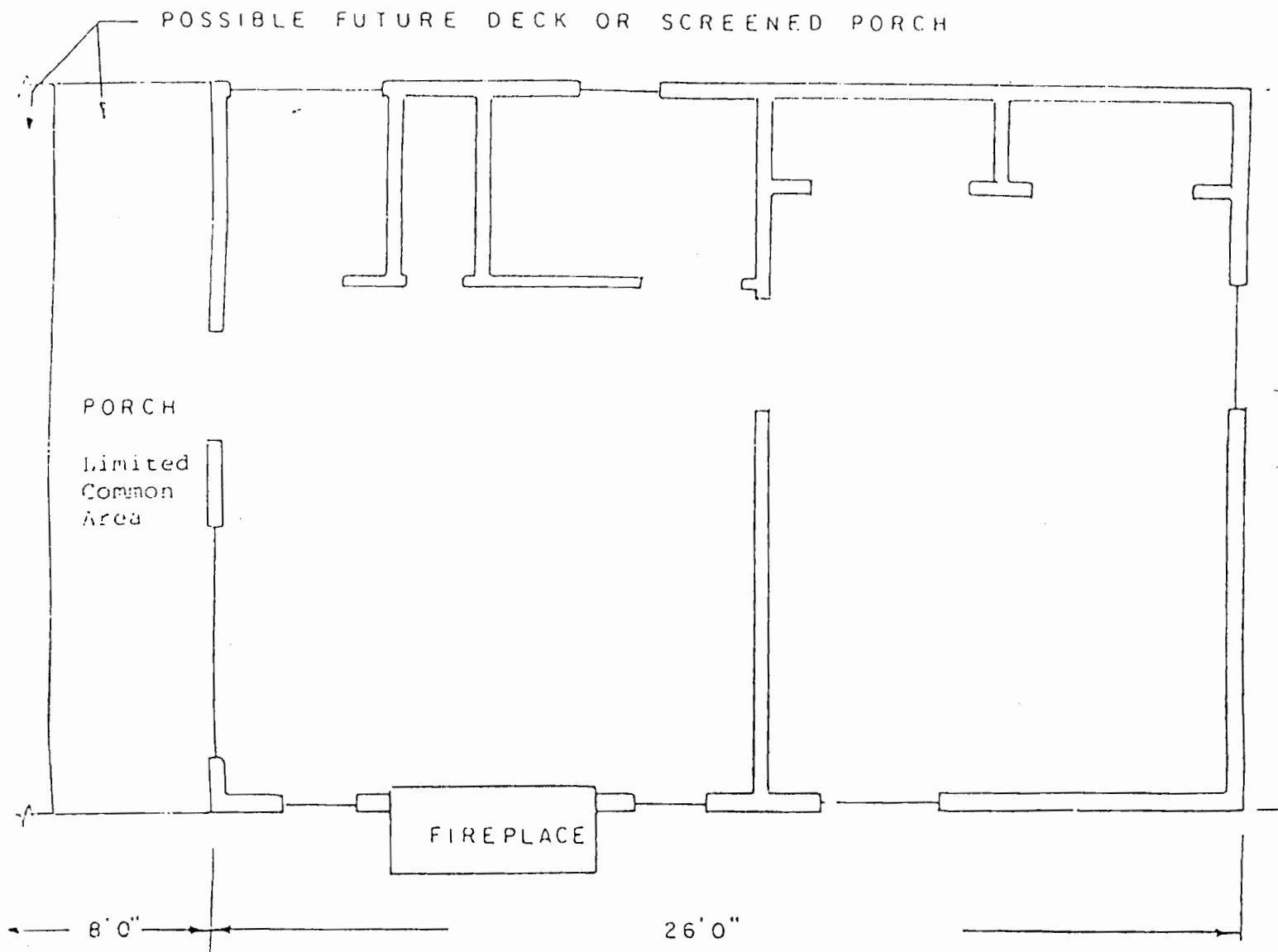
UNITS 10 and 12

468 square feet

44

SVCL 1 390

ISLAND POINTE BEACH CLUB CONDOMINIUM

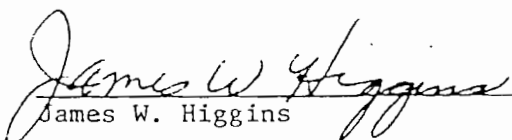


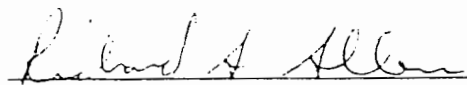
FLOOR PLAN

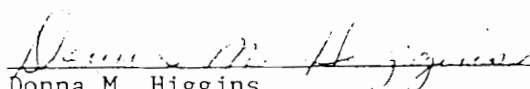
Unit 11 , 468 Square Feet

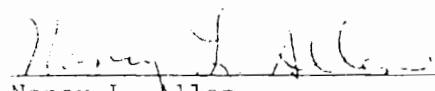
which are labeled as "Possible Future Deck" in Exhibit "A", until such areas are enclosed or constructed, nothing shall be kept or stored on any part of such areas without the prior written consent of the Association nor shall such unimproved areas be altered, improved or the subject of any construction except for the enclosure of such area or the construction of such deck or screened porch in accord with the provisions of Article II, Section 3. With respect to such deck or screened porch, nothing shall be stored thereon except those furnishings normally associated with the use and enjoyment of such deck or screened porch. Furthermore, such furnishings must be approved by the Architectural Control Committee prior to placement on the deck or screened porch. As to any item or items placed on such deck or screened porch without the approval of the said Committee or not properly maintained in accord with standards of said committee, the Association shall have the right to enter the deck or screened porch and effect removal of such item or items. The Unit Owner shall be notified by notice mailed to the last address furnished by the owner to the Association and shall have the right to reclaim such item or items within thirty (30) days from the mailing of such notice by paying all removal and storage costs. If the owner does not reclaim such item or items within the said thirty (30) day period, the Association shall have the right to dispose of such item or items in whatever manner and on whatever terms it deems appropriate.

IN WITNESS WHEREOF, the following parties constituting the Declarant, along with all of the owners of the condominium units, and their mortgages, have executed this Amendment on the day and year first above written and consent to all the terms and provisions thereof. Except as provided above, the Declaration and all prior amendments thereto shall remain in full force and effect. Furthermore, this amendment shall not be deemed to alter the expansion rights of the Declarant as provided for in said Declaration, which rights and all powers of attorney related thereto granted by the undersigned, shall remain effective until ten (10) years from the date of recording of the original Declaration pursuant to Article XII of said Declaration.


James W. Higgins


Richard A. Allen


Donna M. Higgins
Owner of Unit #1


Nancy L. Allen
Owner of Unit #2

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Kenneth L. Fellersen
Kenneth L. Fellersen

Kathryn E. Fellersen
Kathryn E. Fellersen
Owners of Unit #3

David R. Sullivan
David R. Sullivan

Susan A. Sullivan
Susan A. Sullivan
Owners of Unit #5

R. Warren Burns
R. Warren Burns

Judy A. Burns
Judy A. Burns
Owners of Unit #7

Robert D. Bowman
Robert D. Bowman

Margaret E. B. Bowman
Margaret E. B. Bowman
Owners of Unit #9

Shirley J. Miller
Shirley J. Miller
Owner of Unit #11

Jacob J. Prater
Jacob J. Prater

Gloria A. Prater
Gloria A. Prater
Owners of Unit #4

Donn Dolby
Donn Dolby

Alice Dolby
Alice Dolby
Owners of Unit #6

Wayne A. Lembke
Wayne A. Lembke

Carrie L. Lembke
Carrie L. Lembke
Owners of Unit #8

Paul R. Siegert
Paul R. Siegert

Marilyn M. Siegert
Marilyn M. Siegert
Owners of Unit #10

Ricardo R. Farias
Ricardo R. Farias
Owner of Unit #12

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 3rd day of September, 1983, before me the undersigned Notary Public in and for said County and State, personally appeared James W. Higgins and Donna M. Higgins, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marian R. Schultz
Notary Public

My Commission Expires:
10/20/85

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 3rd day of Sept., 1983, before me the undersigned Notary Public in and for said County and State, personally appeared Richard A. Allen and Nancy L. Allen, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marian R. Schultz
Notary Public

My Commission Expires:
10/20/85

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 3rd day of Sept., 1983, before me the undersigned Notary Public in and for said County and State, personally appeared Kenneth L. Fellersen and Kathryn E. Fellersen, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marian R. Schultz
Notary Public

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Marion R. Schultz
Notary Public

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STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 3rd day of Sept, 1983, before me the undersigned Notary Public in and for said County and State, personally appeared Paul R. Siegert and Marilyn M. Siegert, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires:

10/20/85

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 3rd day of Sept, 1983, before me the undersigned Notary Public in and for said County and State, personally appeared Shirley J. Miller, known to me to be the person whose name is subscribed in the within instrument and acknowledged that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires:

10/20/85

By: [Signature]

Attest: Masson R. R. R. R. R.

Warren R. Schultz
Notary Public

10/20/83

By: Warren B. McIntyre, Pres.

Attest: Mary E. Marsick

Attorney Thomas C. Groeneweg
Quale, Hartmann, Bohl & Evenson
619 Oak Street
Baraboo, Wis. 53003

ISLAND POINTE BEACH CLUB CONDOMINIUM

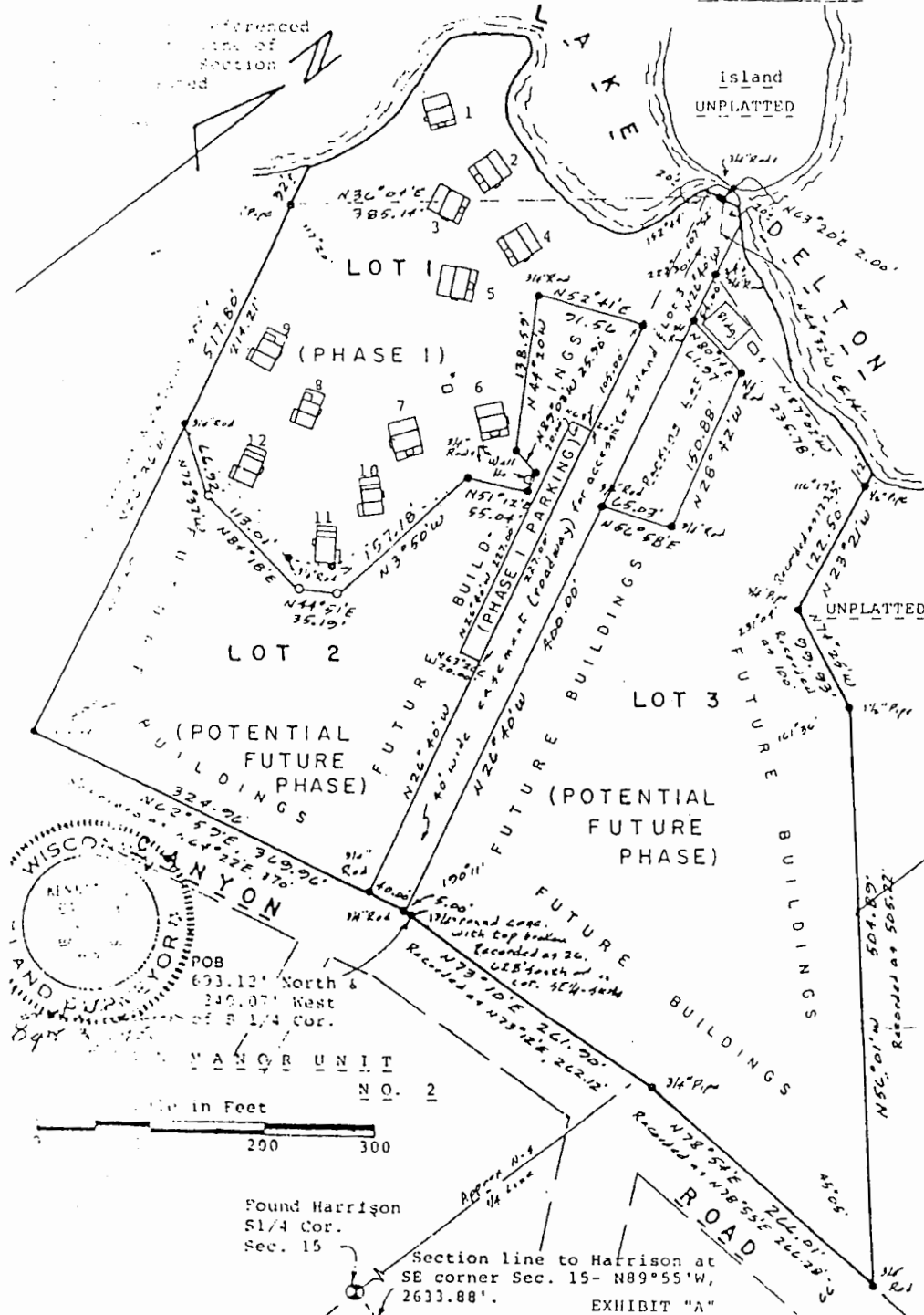
Volume 1 Page 535

I, Kenneth G. Carlson, registered land surveyor, hereby certify that this plat is a correct representation of the condominium described and the identification and location of each unit and the common elements as determined from the plat including the 3 Floor Plan sheets.

Aug. 1, 1983

Kenneth G. Carlson

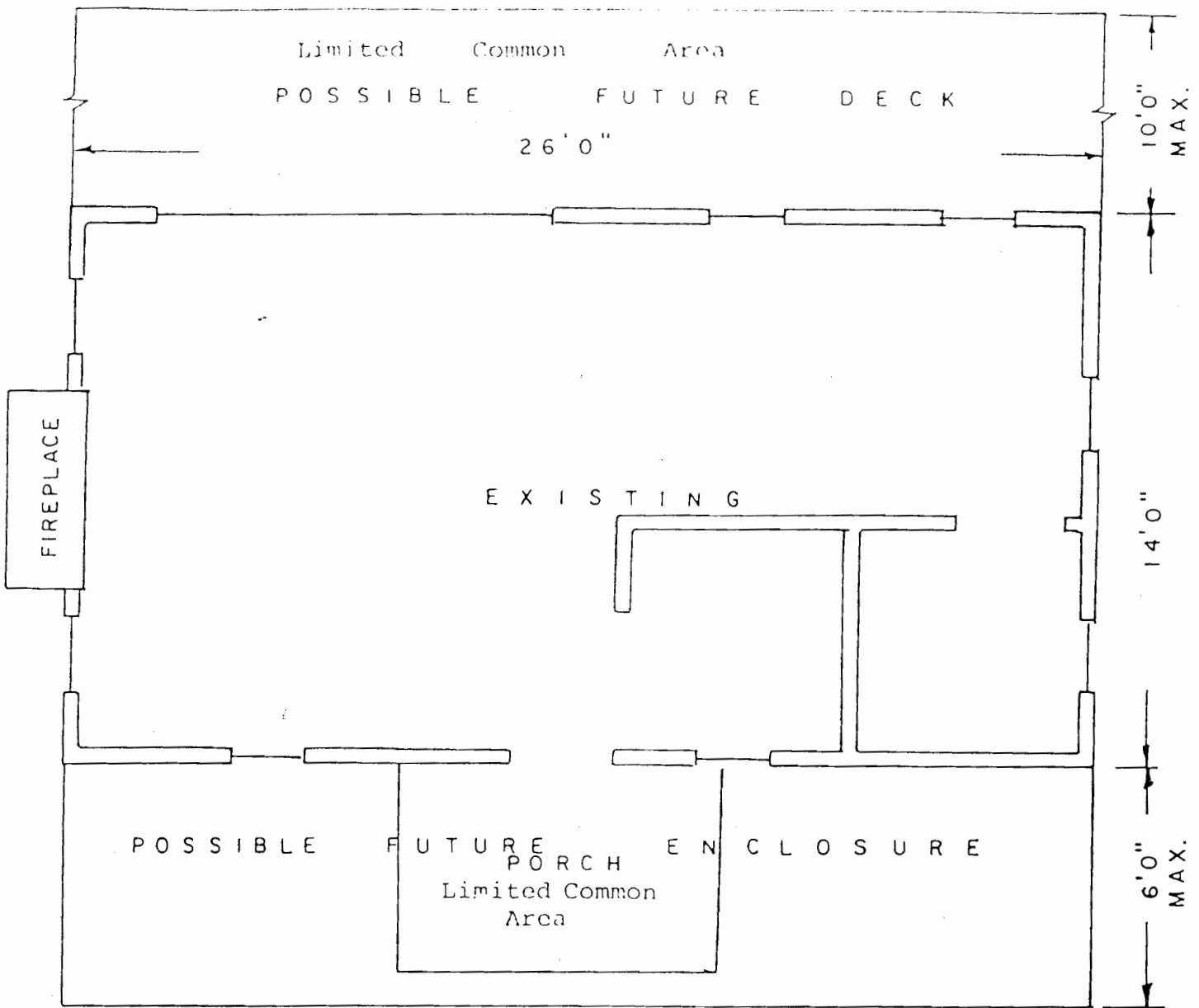
SAUC COUNTY CERTIFIED SURVEY MAP NO. 1096



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ISLAND POINTE BEACH CLUB CONDOMINIUM



FLOOR PLAN

Units 1 thru 7 , Existing 364 Square Feet
Future 156 Square Feet Max.

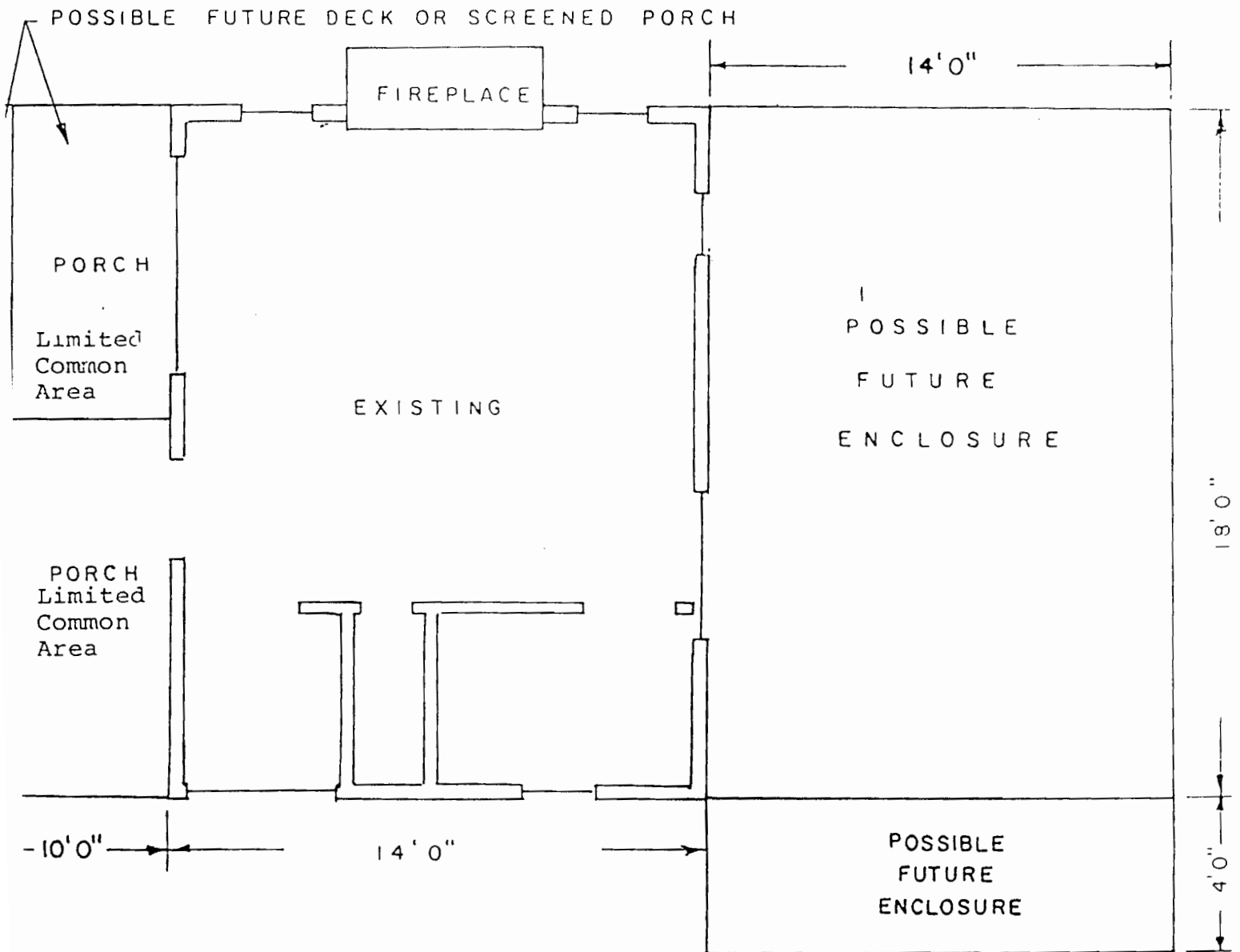
Existing floor plan may be reversed.

Revised April 26, 1983

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ISALND POINTE BEACH CLUB CONDOMINIUM

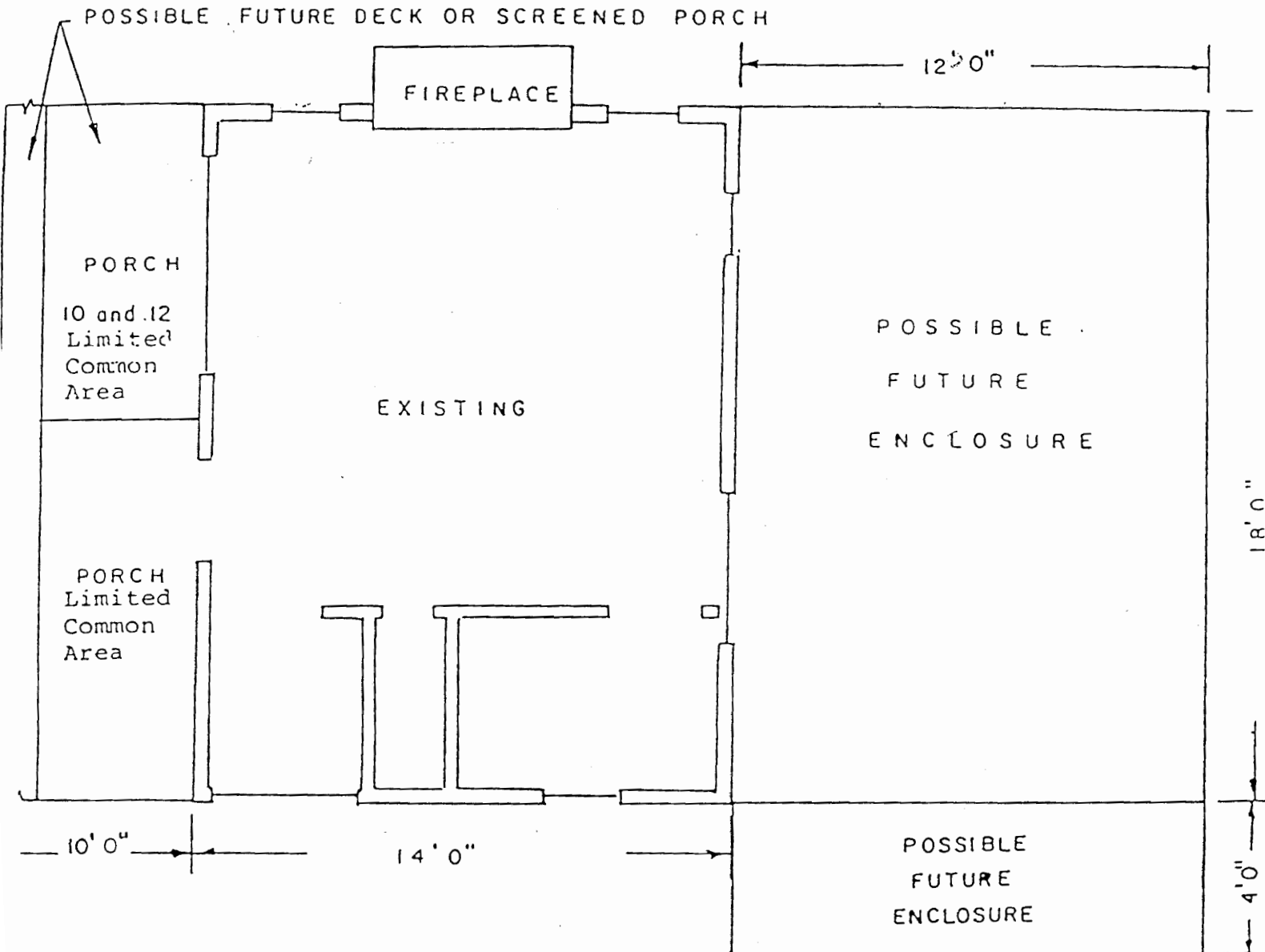


FLOOR PLAN

Units 8,9 , Existing 252 Square Feet
Future 308 Square Feet

Existing floor plan may be reversed.

ISLAND POINTE BEACH CLUB CONDOMINIUM

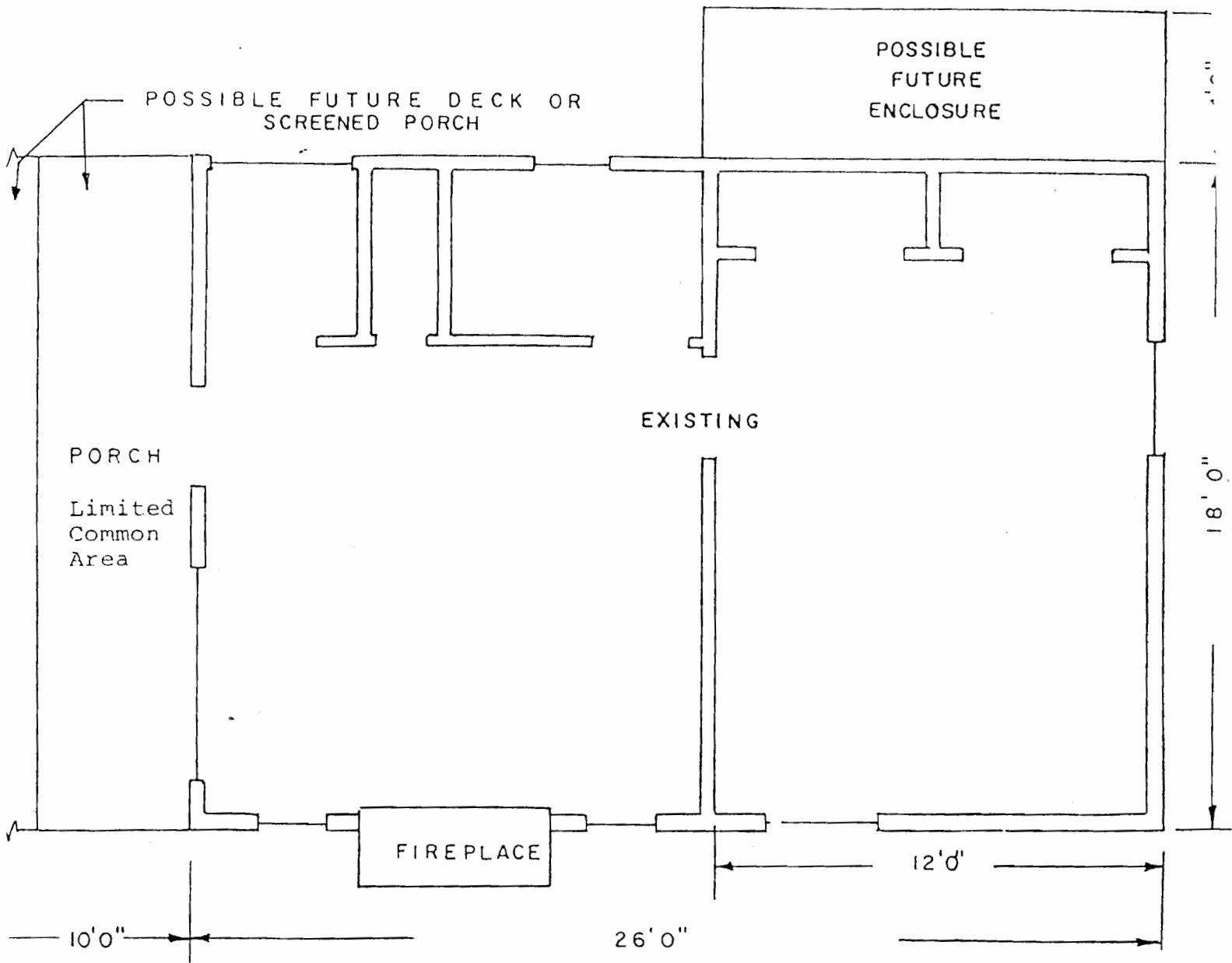


FLOOR PLAN

Units 10, 12 , Existing 252 Square Feet
Future 264 Square Feet

Existing floor plan may be reversed.

ISLAND POINTE BEACH CLUB CONDOMINIUM



FLOOR PLAN
Unit 11 , Existing 468 Square Feet,
Future 48 Square Feet.

REGISTER'S OFFICE
SAUK COUNTY, WIS.
RECEIVED FOR RECORD

464265

DEC 20 1983

ISLAND POINTE BEACH CLUB CONDOMINIUM

AT 2:25 O'CLOCK P.M. RECORDED IN
VOL. 1 OF 2000 BY PAGE 540..
Robert J. Schmidt...REGISTER
By Page 260

FOURTH AMENDMENT AND FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION
OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Fourth Amendment and First Supplement to the Condominium Declaration of Easements, Restrictions, Covenants and Declarations ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 19th day of December, 1983.

1. STATEMENT OF DECLARATION.

The purpose of this Amendment and Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of ISLAND POINTE BEACH CLUB CONDOMINIUM in the manner provided by the Declaration and Section 703.26 of the Wisconsin Statutes.

Declarant hereby declares that it is the owner of the real property described in paragraph 2 hereof and shown on the plat for ISLAND POINTE BEACH CLUB CONDOMINIUM ("Condominium Plat"), together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of ISLAND POINTE BEACH CLUB CONDOMINIUM as provided in the Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for ISLAND POINTE BEACH CLUB CONDOMINIUM. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declaration, successors and assigns, and to all parties hereafter having any interest in the Property.

2. LEGAL DESCRIPTION.

The real estate described hereinafter, also described as Phase II in the Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans as a part of the Condominium Plat depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units which is

attached hereto and labeled as Exhibit "A". The additional real estate subjected to the provisions of the Declaration hereby is described as follows:

Lot Two (2) of Sauk County Certified Survey No. 1096 as recorded in the Office of the Register of Deeds for Sauk County, Wisconsin, in Volume 5 of Certified Surveys, on page 1096, as Document No. 441309.

3. EFFECT OF ANNEXATION AND AMENDMENT.

By this Amendment to the Declaration, eleven (11) condominium units are annexed and added to the ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the Declaration.

By reason of this Supplement, Amendment and the annexation of the said eleven (11) additional units to ISLAND POINTE BEACH CLUB CONDOMINIUM:

a. As of the effective date hereof, there are twenty-three (23) condominium units.

b. As of the effective date hereof, each Unit's percentage of ownership in the Common Elements shall be the number one (1) divided by the total number of Units subject to the Declaration in Phase I and II and any subsequent phase or phases; provided, however, that said percentage of ownership for each Unit shall be determined by dividing the number one (1) by the number twenty-three (23) until Units in a subsequent phase or phases are annexed to the Declaration as provided in Article XII of said Declaration.

c. As of the effective date hereof, every Unit Owner in both Phase I and Phase II of ISLAND POINTE BEACH CLUB CONDOMINIUM shall be entitled and required to be a member of the Association and shall have those Voting Rights as defined in Article V of the Declaration.

4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Sauk County, Wisconsin.

5. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-laws of the ISLAND POINTE OWNERS ASSOCIATION, INC., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM. In addition, the following restrictions shall be applicable to Phase II:

a. Possible Future Addition and Possible Future Garage Addition. In respect to Units 13 through 14 and 19 through 23, the Unit Owner, including the Declarant, may, at its, his or her own option and expense expand the constructed portion of the Unit by enclosing that portion of the Unit consisting of unimproved land and labeled "Possible Future Addition" in Exhibit "A". In respect to Units 15 through 18, the Unit Owner, including the Declarant, may at its, his or her own option and expense construct an attached garage within that portion of the Unit consisting of unimproved land and labeled "Possible Future Garage Addition" in Exhibit "A". The construction, design, color and materials of such addition or attached garage, shall be compatible with the previously constructed portion of the Unit. No construction of the said addition or attached garage shall be commenced without necessary building permits and approval of the Architectural Control Committee prior to the construction of any such addition or attached garage, provided however that the Declarant shall not be required to obtain such approval by the said Committee in the event it is the owner of any Unit which is the subject of such construction. In the event any such addition or attached garage shall be constructed, it shall not be necessary to amend said Exhibit "A" to reflect the change in status of that portion of the area depicted as for "Possible Future Addition" to being part of the total enclosed Units or the change in status of that portion of the area depicted as for "Possible Future Garage Addition" to an attached garage. In the event of any construction pursuant to this Section, it shall be the responsibility of the Association to notify the insurer of such construction in accord with its obligation as set forth in Article X, Section 1 of the Declaration.

b. Use of Units. In addition to the use restrictions imposed in the Declaration and all amendments thereto, with respect to those areas of Units 13 through 14 and 19 through 23 which are labeled as "Possible Future Addition" and those areas of Units 15 through 18 which are labeled as "Possible Future Garage Addition" in Exhibit "A", unless and until the construction of such addition or attached garage is completed, nothing shall be kept or stored on any part of such areas without the prior written consent of the Association nor shall such unimproved areas be altered, improved or the subject of any construction except for the construction of an addition or attached garage in accord with the provisions of the above paragraph "a". This provision notwithstanding, the owners of Units 15 through 18 shall have the right to park a total of two (2) motor vehicles next to their respective units in that area labeled "Possible Future Garage Addition", provided however such vehicles must at all times be properly licensed and in operable condition.

In WITNESS WHEREOF, HALE KAI, INC., a Wisconsin corporation has caused this instrument to be signed by its President and Secretary as of the date first set forth above.

HALE KAI, INC.

By: Warren R. Schultz, Sr. (SEAL)
Warren R. Schultz, Sr., President

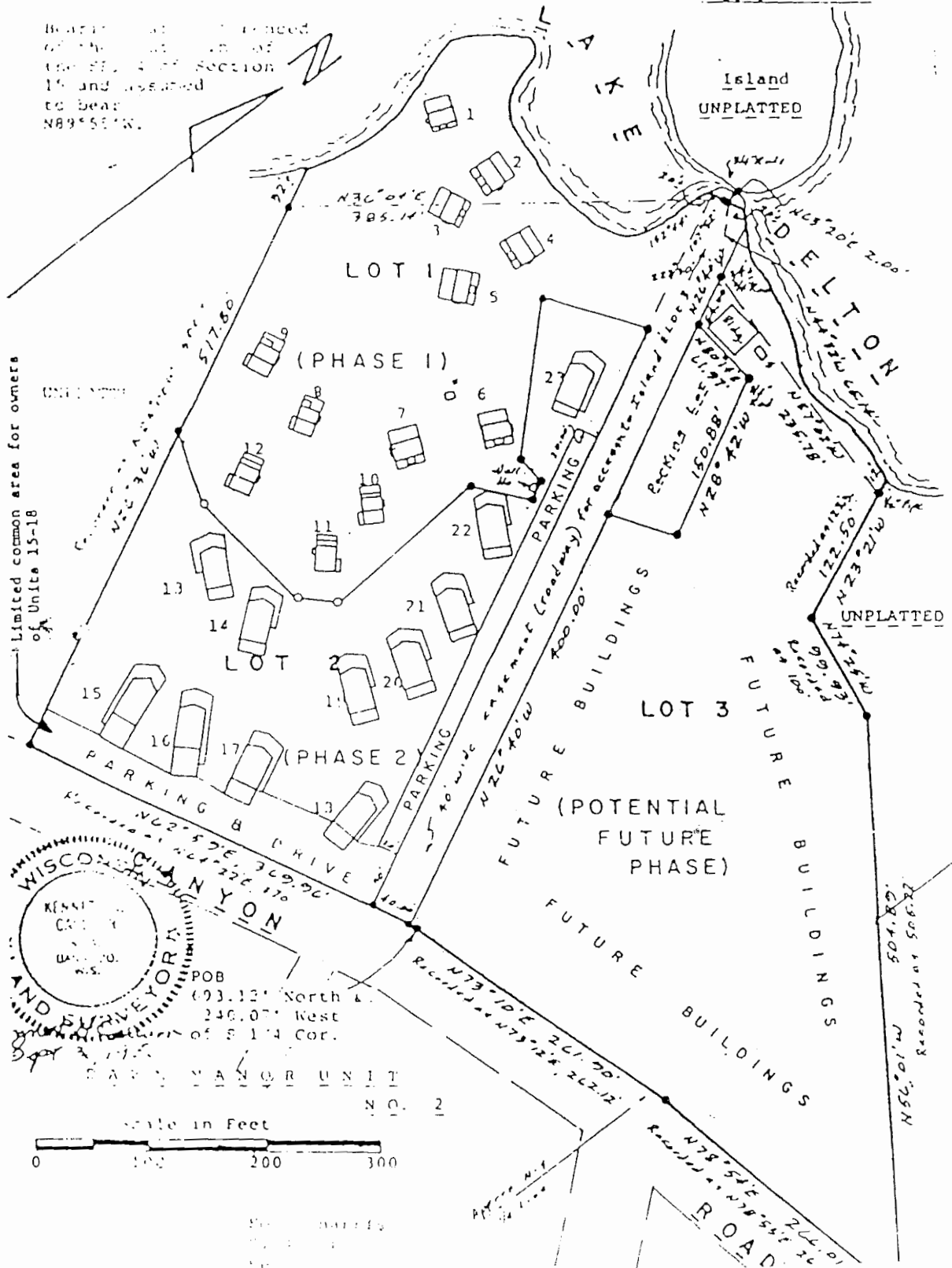
By: Warren R. Schultz, Jr. (SEAL)
Warren R. Schultz, Jr., Secretary

AUTHENTICATION

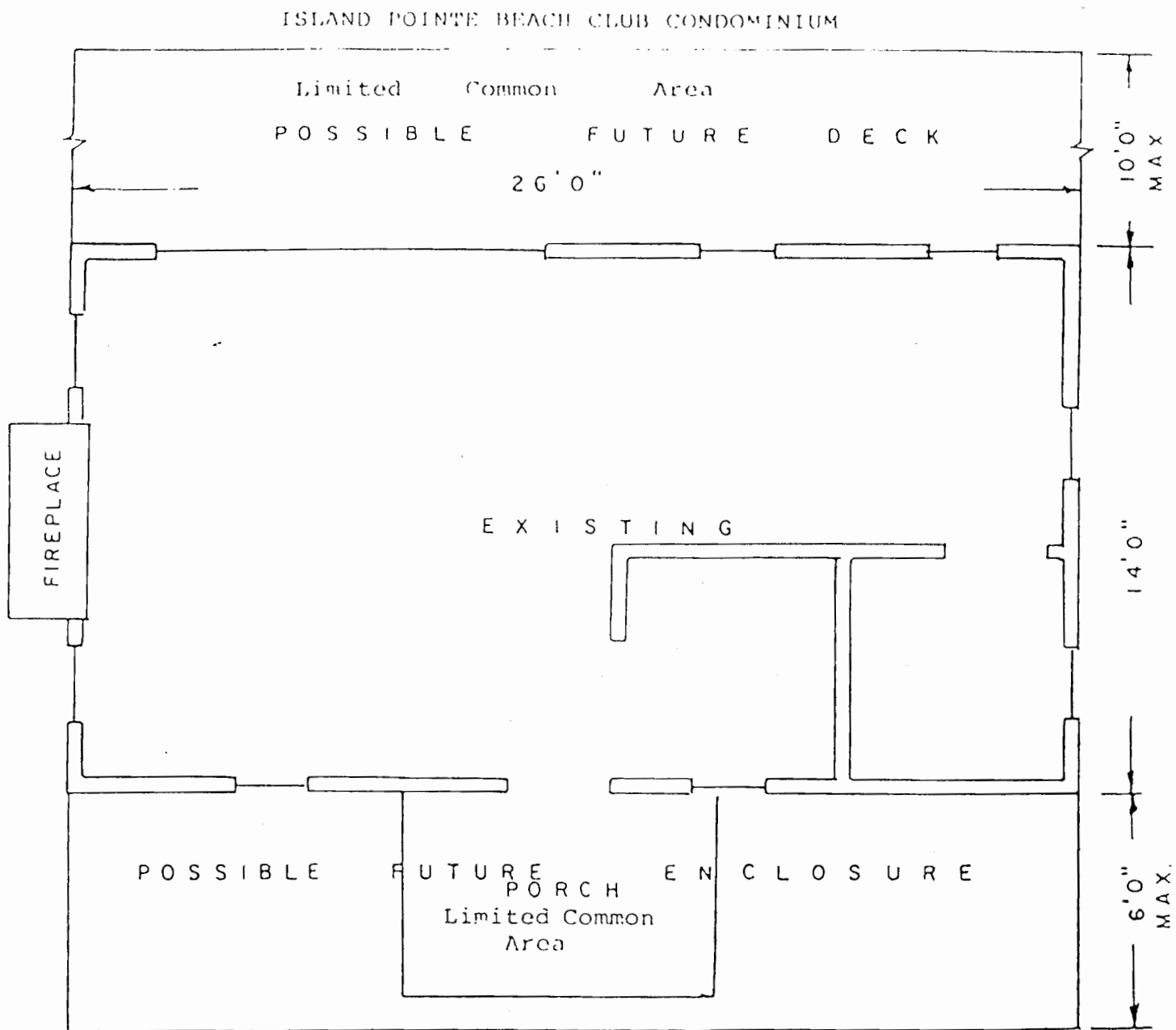
Signatures authenticated this 19th day of December, 1983.

Thomas C. Groeneweg
Thomas C. Groeneweg
Title: Member State Bar of Wisconsin

This instrument drafted by:
Thomas C. Groeneweg
Quale, Hartmann, Bohl & Evenson
619 Oak Street
Post Office Box 443
Baraboo, Wisconsin 53913



64

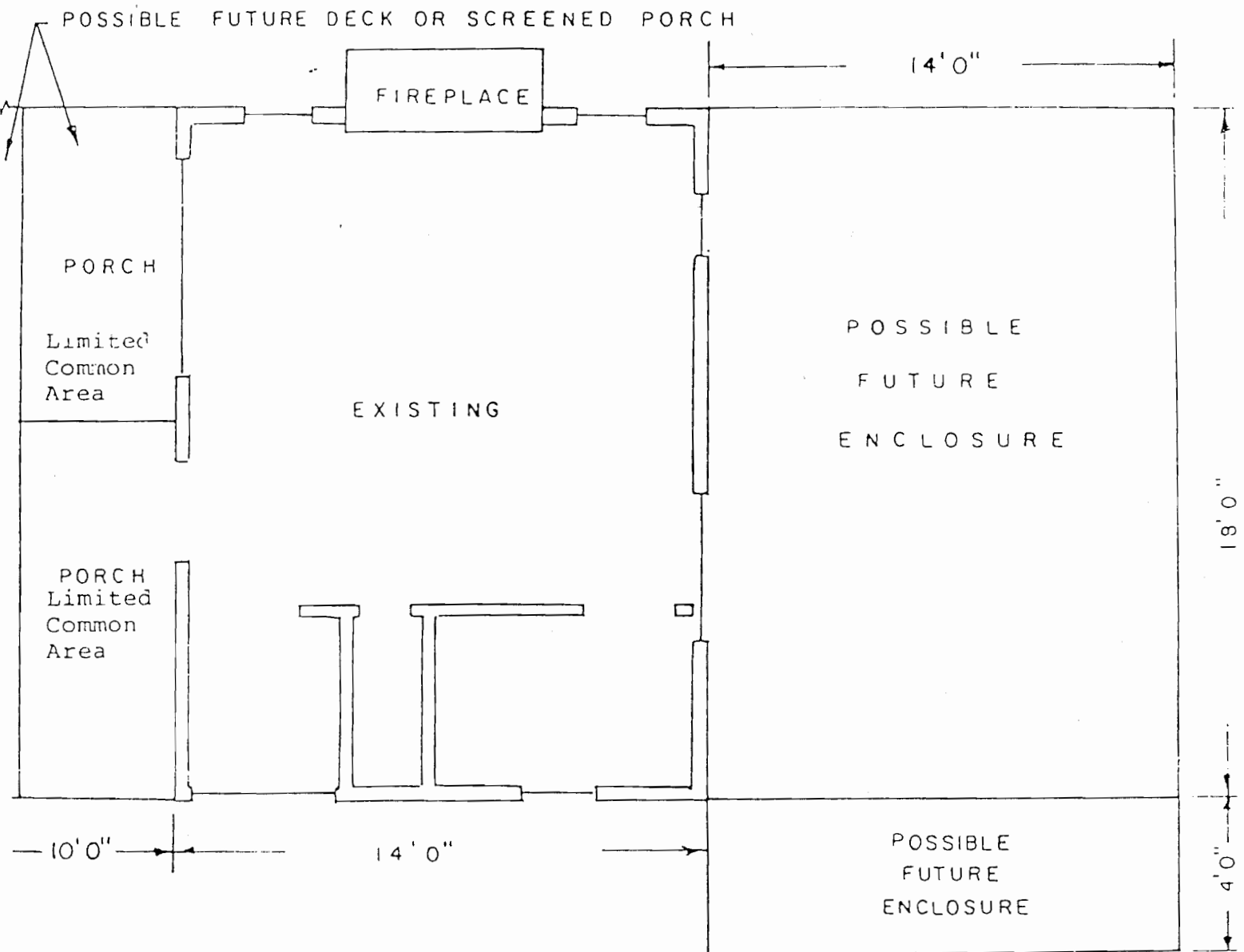


FLOOR PLAN

Units 1 thru 7 , Existing 364 Square Feet.
Future 156 Square Feet Max.

Existing floor plan may be reversed.

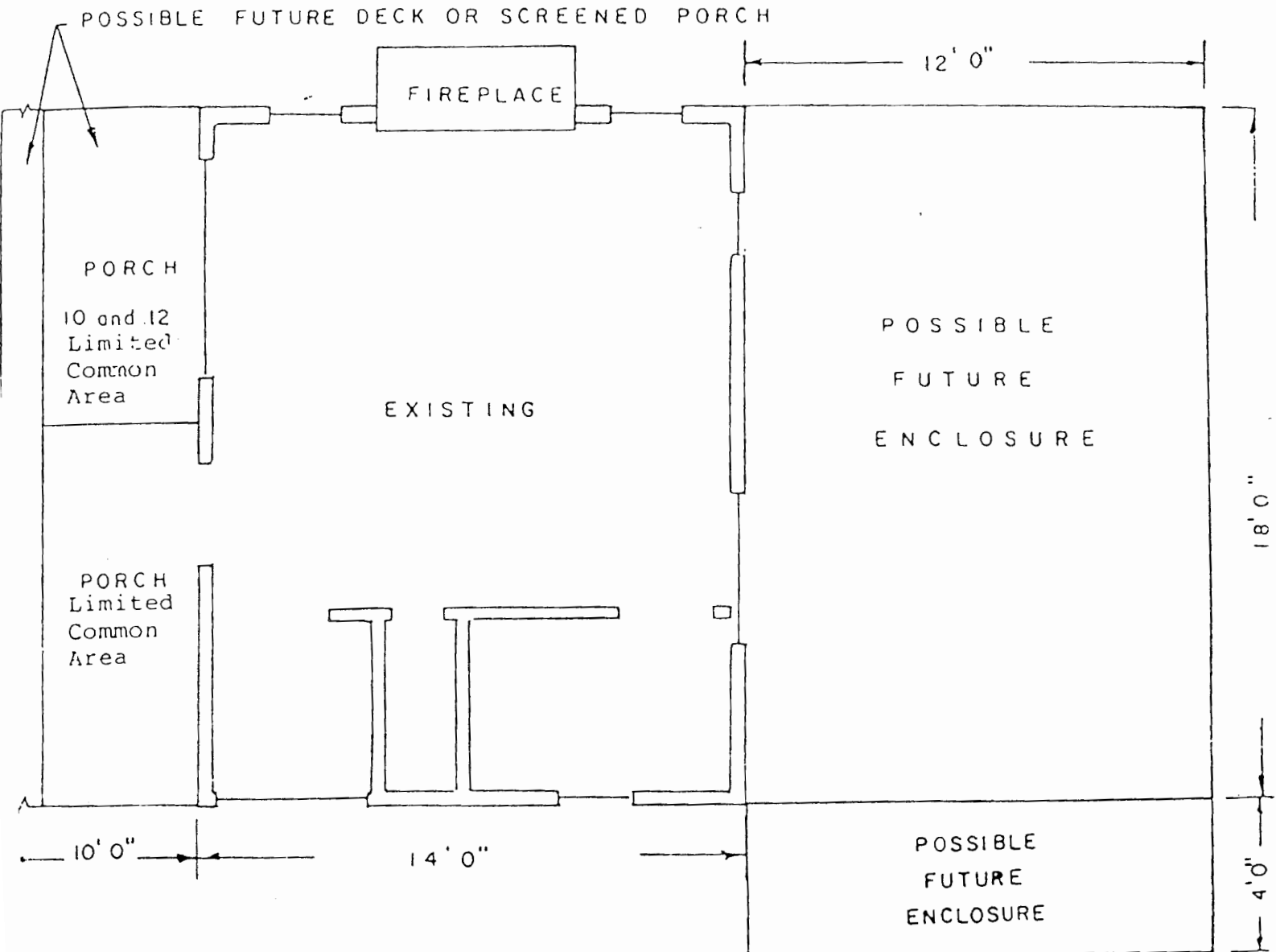
ISALND POINTE BEACH CLUB CONDOMINIUM



FLOOR PLAN

Units 8,9 , Existing 252 Square Feet
Future 308 Square Feet

ISLAND POINT BEACH CLUB CONDOMINIUM



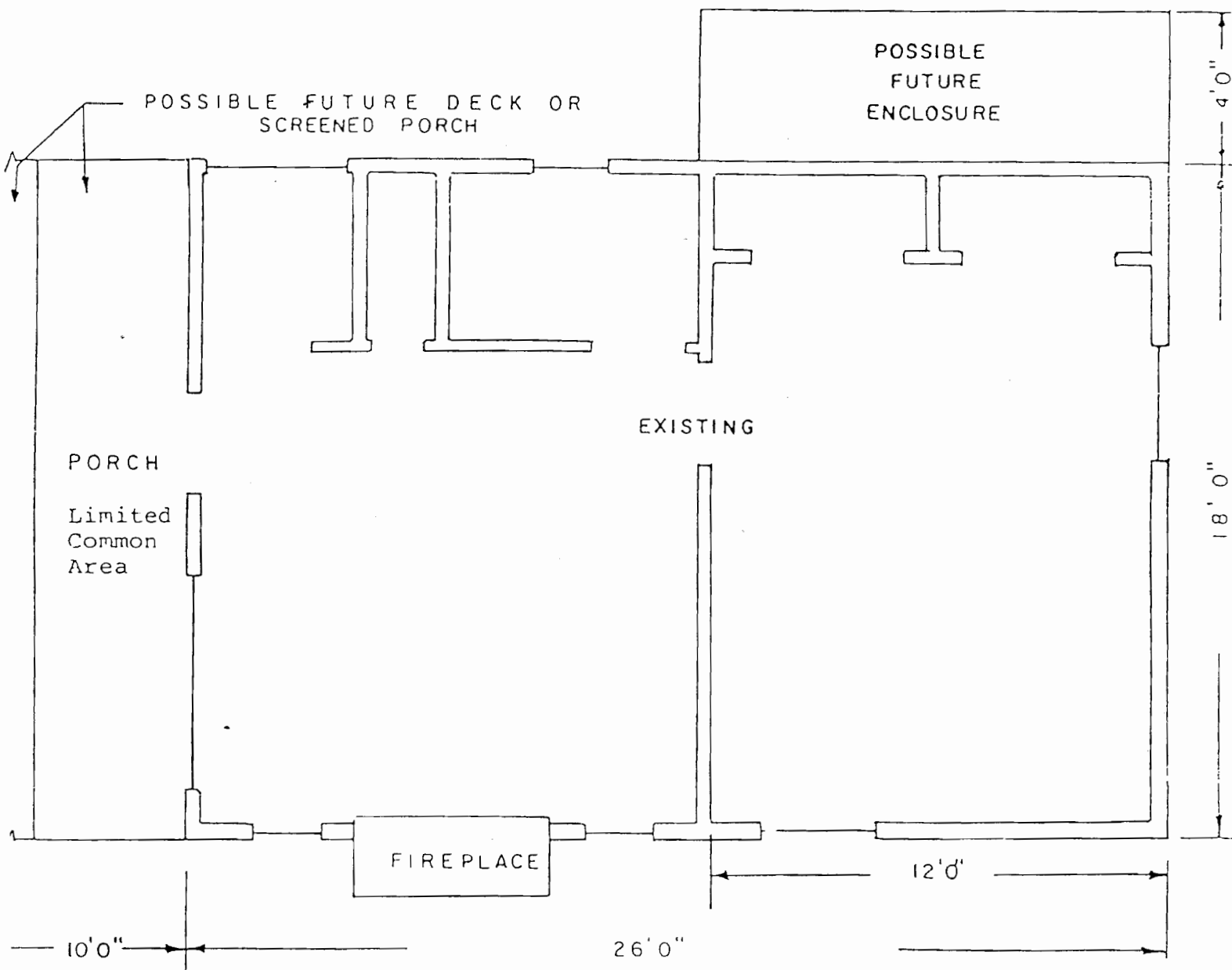
FLOOR PLAN

Units 10, 12 , Existing 252 Square Feet

Future 264 Square Feet

Existing floor plan may be reversed.

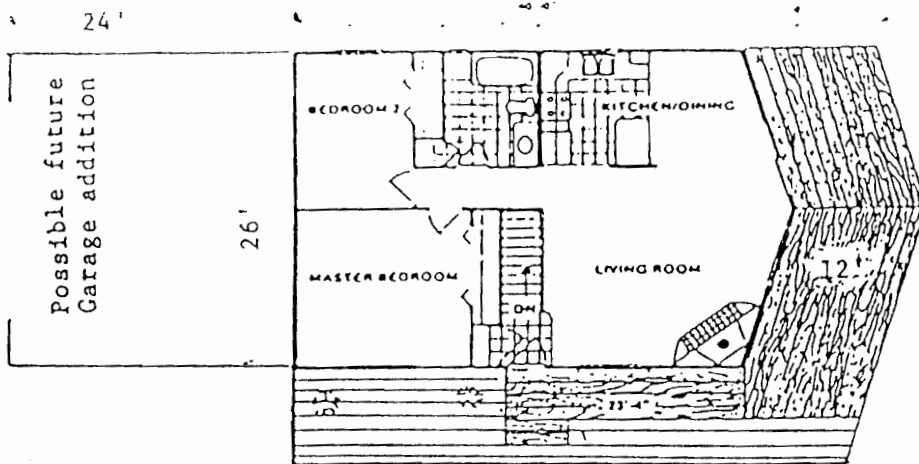
ISLAND POINTE BEACH CLUB CONDOMINIUM



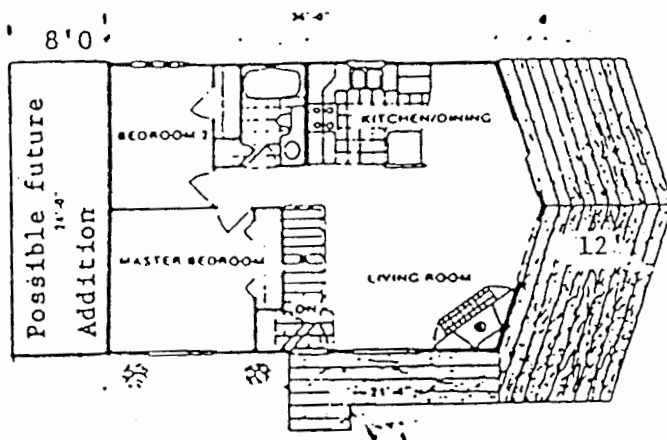
FLOOR PLAN

Unit 11 , Existing 468 Square Feet.

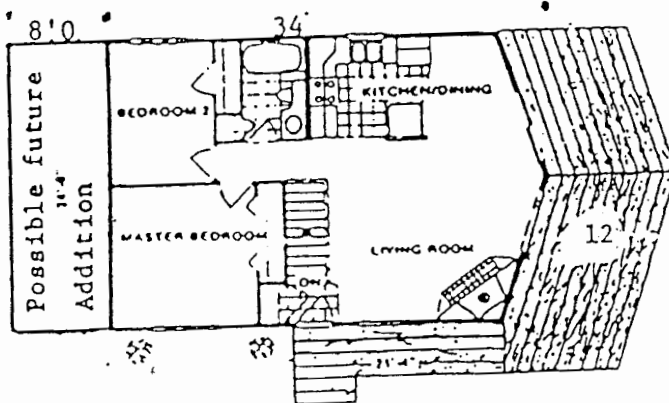
Future 48 Square Feet.



#15 and #16

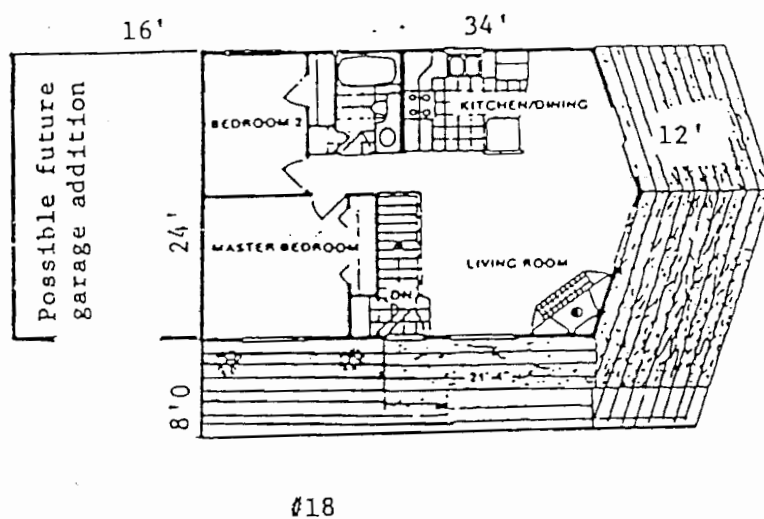
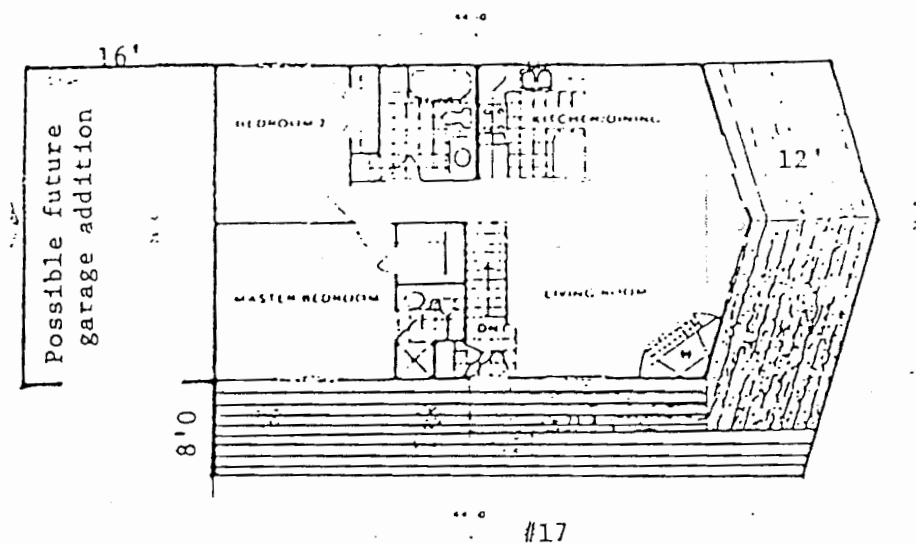


#13, 19, 20, 21

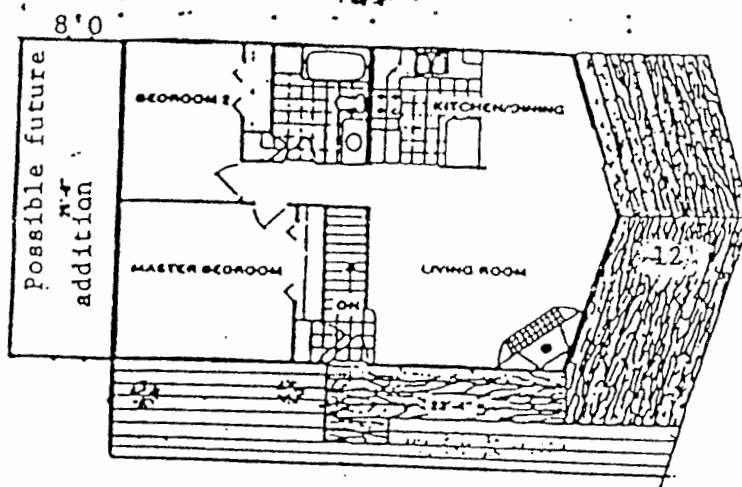


#14

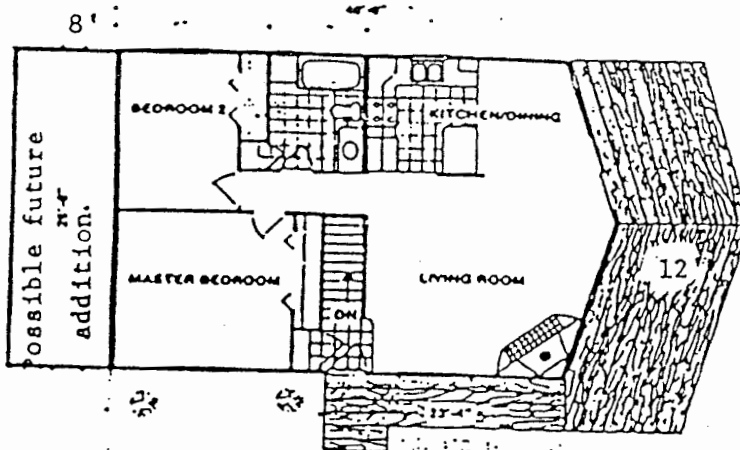
Volume 1 Page 549



NOTE: Existing floor plans may be reversed. Developer also reserves the right to construct unit to a minimum length of 32'.



#23



#22

NOTE: Existing floor plans may be reversed. Developer also reserves the right to construct unit to a minimum length of 32'

AT 2:05 O'CLOCK... P... M, RECORDED IN
VOL. 2 OF London PAGE 988.
Society's Register

ISLAND POINTE BEACH CLUB CONDOMINIUM

SIXTH AMENDMENT AND SECOND SUPPLEMENT TO CONDOMINIUM DECLARATION
OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Sixth Amendment and Second Supplement to the Condominium Declaration of Easements, Restrictions, Covenants and Declarations ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 10th day of July, 1987.

1. STATE OF DECLARATION.

The purpose of this Amendment and Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of ISLAND POINTE BEACH CLUB CONDOMINIUM in the manner provided by the Declaration and Section 703.26 of the Wisconsin Statutes.

Declarant hereby declares that it is the owner of the real property described in paragraph 2 hereof and shown on the plat for ISLAND POINTE BEACH CLUB CONDOMINIUM ("Condominium Plat"), together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of ISLAND POINTE BEACH CLUB CONDOMINIUM as provided in the Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for ISLAND POINTE BEACH CLUB CONDOMINIUM. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declaration, successors and assigns, and to all parties hereafter having any interest in the Property.

2. LEGAL DESCRIPTION.

The real estate described hereinafter, also described as Phase III in the Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans as a part of the Condominium Plat depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units which is attached hereto and labelled as Exhibit "A". The additional real estate subjected to the provisions of the Declaration hereby is described as follows:

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Beginning at the most easterly meander corner of said Lot 3 along Lake Delton, being 12 feet more or less from the waters edge; thence S23°21'E, 122.50 feet; thence S75°25'E, 99.93 feet; thence S56°01'E, 45.00 feet; thence S33°59'W, 105.00 feet; thence S19°50'E, 120.00 feet; thence S71°41'W, 109.26 feet; thence N26°40'W, 110.00 feet; thence S63°20'W, 80.00 feet; thence N26°40'W, 160.00 feet; thence N56°58'E, 65.03 feet; thence N28°42'W, 150.88 feet; thence S80°14'W, 61.97 feet; thence N26°40'W, 54.00 feet to a meander corner along Lake Delton, being 34 feet more or less from the waters edge; thence S87°02'E, along the meander line, 235.78 feet to point of beginning. Including all land lying between meander line and the waters edge of Lake Delton. Said parcel contains 1.90 acres, more or less.

3. EFFECT OF ANNEXATION AND AMENDMENT.

By this Amendment to the Declaration, nine (9) condominium units are annexed and added to the ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the Declaration.

By reason of this Supplement, Amendment and the annexation of the said nine (9) additional units to ISLAND POINTE BEACH CLUB CONDOMINIUM:

a. As of the effective date hereof, there are thirty-two (32) condominium units.

b. As of the effective date hereof, each Unit's percentage of ownership in the Common Elements shall be the number one (1) divided by the total number of Units subject to the Declaration in Phase I, II, and III, and any subsequent phase or phases; provided, however, that said percentage of ownership for each Unit shall be determined by dividing the number one (1) by the number thirty-two (32) until Units in the subsequent phase or phases are annexed to the Declaration as provided in Article XII of said Declaration.

c. As of the effective date hereof, every Unit Owner in Phase I, II and III, of ISLAND POINTE BEACH CLUB CONDOMINIUM shall be entitled and required to be a member of the Association and shall have those Voting Rights as defined in Article V of the Declaration.

4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Sauk County, Wisconsin.

5. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of the ISLAND POINTE OWNERS ASSOCIATION, INC., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM.

IN WITNESS WHEREOF, HALE KAI, INC., a Wisconsin corporation, has caused this instrument to be signed by its President and Secretary as of the date first set forth above.

HALE KAI, INC.

by: Warren R. Schultz, Sr. (SEAL)
Warren R. Schultz, Sr., President

by: Warren R. Schultz, Jr. (SEAL)
Warren R. Schultz, Jr., Secretary

AUTHENTICATION

Signatures authenticated this 10th day of July, 1987.

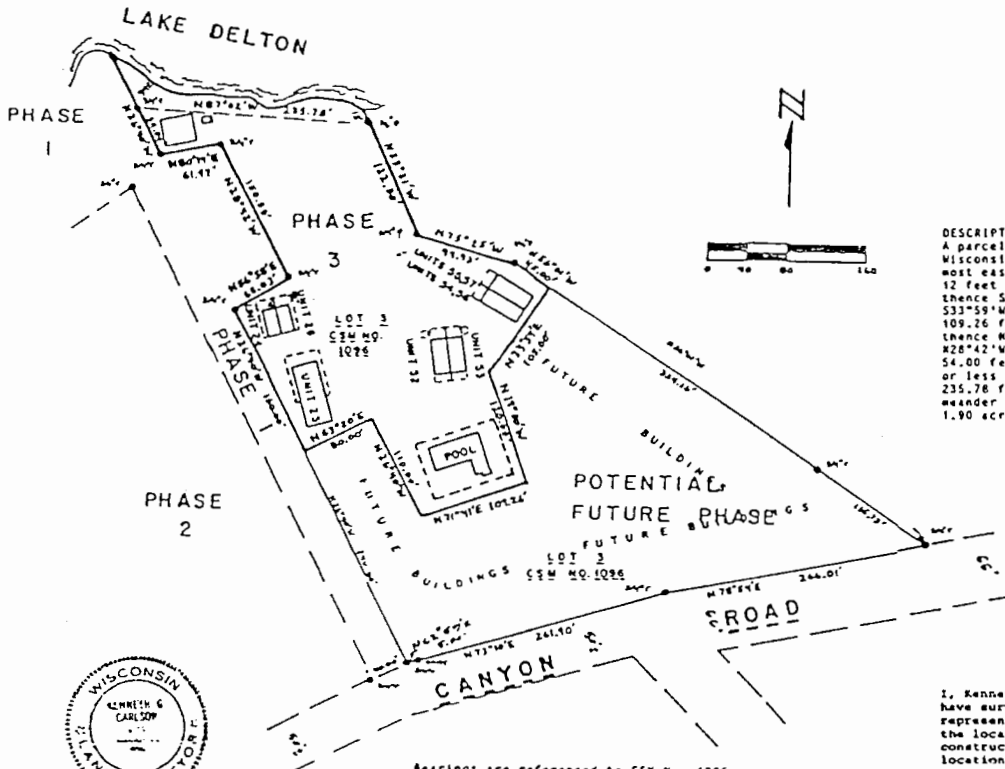
Thomas C. Groeneweg
Thomas C. Groeneweg
Title: Member State Bar of Wisconsin

This instrument drafted by:
Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913
(608) 356-3977

ISLAND POINTE BEACH CLUB
CONDOMINIUM

PHASE 3

SAUK COUNTY, WISCONSIN



DESCRIPTION OF PHASE 3:
A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Beginning at the most easterly meander corner of said Lot 3 along Lake Delton, being 12 feet more or less from the eastern edge; thence S23°21'E, 122.50 feet; thence S75°25'E, 99.93 feet; thence S56°01'E, 45.00 feet; thence S33°59'W, 105.00 feet; thence S19°50'E, 120.00 feet; thence S71°41'W, 109.26 feet; thence N26°40'W, 110.00 feet; thence S63°20'W, 80.00 feet; thence N26°40'W, 160.00 feet; thence N56°58'E, 65.03 feet; thence N28°42'W, 150.88 feet; thence S80°14'W, 61.97 feet; thence N26°40'W, 54.00 feet to a meander corner along Lake Delton, being 34 feet more or less from the waters edge; thence S87°02'E, along the meander line, 235.78 feet to point of beginning, including all land lying between meander line and the waters edge of Lake Delton. Said parcel contains 1.90 acres, more or less.

Unit No.	Floor Area Square Feet	Deck Area Square Feet
24826	392	212
25	2080	920
S2453	1152	448
S4-57	672	160

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

Bearings are referenced to CSM No. 1096.

• = Found iron pipe or rod as shown.

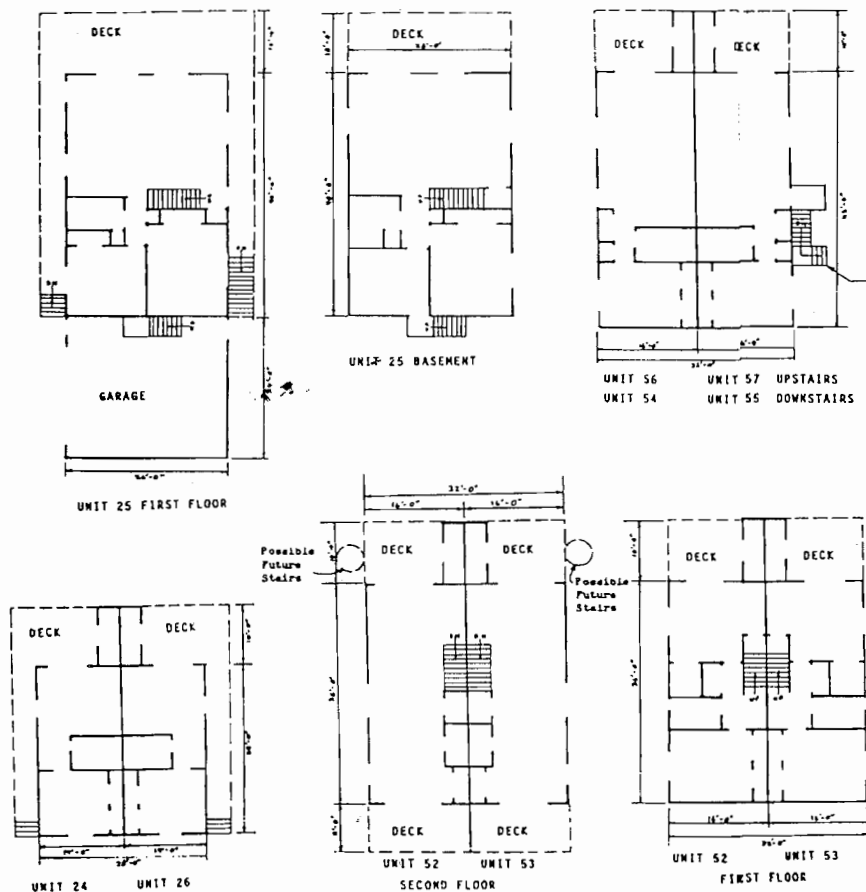
An agreement has been signed between Ken Carlson and Warren Schultz to accept certain requirements of A-E S, Wisconsin Administrative Code, namely not to set iron stakes at all of the phase corners.

Condominium Plat
Island Pointe Beach Club Condominium
Page 1 of 2 pages



Kenneth G. Carlson
June 15, 1997
Recorded in 246 by ATJ, 1997

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ISLAND POINTE BEACH CLUB
CONDOMINIUM

PHASE 3

SAUK COUNTY, WISCONSIN

Stairway for Units
56 & 57. Same both
sides.



Kenneth G. Carlson
June 15, 1987

I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Condominium Plat
Island Pointe Beach Club Condominium
Page 2 of 2 pages

500504

REGISTER'S OFFICE
SAUK COUNTY, WIS.
RECEIVED FOR RECORD

JUL 10 1987

AT 9:05 O'CLOCK P.M., RECORDED IN
VOL. 2 OF 2000 ON PAGE 89
Dorothy Williams, REGISTER
Karen L. Fiedor, Deputy
DLR 1200 69F

DEC 28 1987

AT 10²⁵ VOL 002 PAGE 159REF 2 INDEX 159
Ernsty Sullivan REGISTER

ISLAND POINTE BEACH CLUB CONDOMINIUM

SEVENTH AMENDMENT TO CONDOMINIUM DECLARATION OF
EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

D. N. B.

50²⁶
ca

Pursuant to Section 703.09(2) of the Wisconsin Statutes, the undersigned owners and their mortgagees hereby consent to the following amendments to the above referenced Condominium Declaration and request that such amendment become effective upon the recording of this instrument:

1. The definition of "Unit" as set forth in Article I, Section 2 of the Declaration is amended to read as follows:

"Unit" means a part of the Condominium intended for any type of independent use, including one or more cubicles of air at one or more levels of space or one or more rooms or enclosed spaces located on one or more floors (or parts thereof) in a building.

With respect to those units located in single family buildings (those buildings consisting of only one (1) unit), the outer perimeters are formed by the exterior surfaces of the structure including, but not limited to doors, windows, screens, roofs, foundations and exterior walls.

With respect to those units located in multi-family buildings (those buildings consisting of two (2) or more units), the outer boundaries are formed by the unfinished interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, screens, doors and doorframes of the units, including the basement area within a unit, but not the crawl spaces, as said boundaries are shown on the building and floor plans constituting part of the Condominium Plat. Any crawl spaces located under said buildings shall be part of the common elements and shall be used for the sole purpose of providing access for the repair and replacement of the pipes, wires, ducts, and cables located in such crawl spaces.

2. Article II, Section 3, of the Declaration is amended to provide in full as follows:

Section 3. Future Enclosures and Possible Future Decks and Screened Porches.

In respect to Units 1 through 9, the Unit Owner, including the Declarant, may, at its or his own option and expense expand the constructed portion of the Unit by enclosing that portion of the Unit consisting of unimproved land and labeled "Possible Future Enclosure" on the Condominium Plat.

In respect to Units 8-12, the Unit Owner, including the Declarant, may at its or his own option and expense construct a deck or screened porch within that portion of the Unit consisting of

unimproved land and labeled "Possible Future Deck or Screened Porch" on the Condominium Plat.

In respect to Units 25,52,53,54,55,56 and 57 the Unit Owner, including the Declarant, may at its or his own option and expense, screen in those areas labeled as "covered deck".

The construction, design, color and materials of such enclosure, deck or screened porch, shall be compatible with the previously constructed portion of the Unit. No construction of said enclosure, deck or screened porch, shall be commenced without necessary building permits and approval of the Architectural Control Committee in accord with the procedures established in Article VIII below. However, the Declarant shall not be required to obtain the approval of the Architectural Control Committee prior to the construction of any such enclosure or enclosures. In the event any such enclosure or enclosures shall take place, it shall not be necessary to amend the Condominium Plat to reflect the change in status of that portion of the area depicted as for "Possible Future Enclosure" to being part of the total enclosed units, or the change in status of that portion of the area depicted as for "Possible Future Deck or Screened Porch" to a deck or screened porch. In the event of any construction pursuant to this Section, it shall be the responsibility of the Association to notify the insurer of such construction in accord with its obligation as set forth in Article X, Section 1.

3. Article IV, Section 10 of the Declaration is amended to provide in full as follows:

Section 10. Maintenance, Repairs, and Replacements of Units. Each Unit Owner shall furnish, at his own expense, and be responsible for, the following:

A. The maintenance, repairs and replacements of the exterior of each Unit located in a single-family building and of those facilities which serve said Unit. There shall be no change in materials, design and color to the exterior without the prior written approval of the Architectural and Environmental Control Committee.

B. The maintenance, repairs and replacements of all conduits, ducts, sewers, plumbing, wiring and other facilities for the furnishing of utility services which may be located within the Unit boundaries or are within the Limited Common Element appurtenant to such Unit.

C. All of the maintenance, repairs and replacements within his own Unit, all of the doors, screen and windows appurtenant thereto, and any portion of utility service facilities located within the Unit boundaries; provided, however, such maintenance, repairs and replacements as may be required for the bringing of

water, sewer or septic service and utilities to the Unit, shall be furnished by the Association as part of the Common Expenses.

4. Article VI, Section 1 of the Declaration is amended to provide in full as follows:

Section 1. The Common Elements and Exterior Maintenance. The Association, subject to the rights of the Unit Owners set forth in this Declaration, shall be responsible for the exclusive management and control of the Common Elements and all improvements thereon (including furnishings and equipment related thereto), and shall keep the same in good, clean, attractive and sanitary condition, order and repair.

The Association shall be responsible for the exterior maintenance of all units located in multi-family buildings, provided however, the funds used for such maintenance shall not be taken from the general funds of the Association but shall be taken from a special account funded solely by assessments against the units located in multi-family buildings.

5. Article VII, Section 6 of the Declaration is amended to provide in full as follows:

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Units, provided however that as stated in Article X, Section 1, of the Declaration that in charging premiums for insurance against loss or damage by fire and such other hazards as the Association may deem desirable, consideration may be given to the higher premium rates on some units than on others, and further provided that a special assessment shall be levied against the units located in multi-family buildings for the purpose of maintaining, repairing and replacing the outer boundaries of such units. The assessments levied for this purpose shall be kept in a separate account and shall be used for the sole purpose of maintaining, repairing and replacing the outer boundaries of those units located in multi-family buildings. The annual and special assessments may be collected on a monthly basis.

6. Article XI, Section 1 of the Declaration is amended to provide in full as follows:

Section 1. General Easements. Easements are hereby declared and granted for the benefit of the Unit Owners, the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, sewer lines, gas mains, telephone wires and equipment, master television antenna systems wires and equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the Common Elements. However, all of the aforesaid

installations with the exception of the power transformers and all existing overhead utility services, shall be buried under the surface of the common area with the cost of such underground installation to be borne by the installing party. By virtue of this easement it shall be expressly permissible for the Declarant or the providing utility or service company to install and maintain facilities and equipment on said property and to excavate for such purposes. This easement shall in no way affect any other recorded easements on said premises.

Each unit owner shall have an easement in common with the owners of all other units to use all pipes, wires, ducts, cables, conduits, public utility lines, chimneys, chimney pipes and other similar elements serving such other units and located in such unit.

The owners of Lot 3 of Sauk County Certified Survey No. 1096 and the Island lying to the Northwest of the Condominium have an access easement over that portion of the Common Elements which constitutes a roadway. This easement is depicted in Exhibit "A".

7. The Condominium Plat for Phase 3 is amended and attached hereto as Exhibit "A"

James W. Higgins
James W. Higgins

Donna M. Higgins
Donna M. Higgins
Owners of Unit #1

Richard A. Allen
Richard A. Allen

Nancy L. Allen
Nancy L. Allen
Owners of Unit #2

Kenneth L. Fellersen
Kenneth L. Fellersen

Kathryn E. Fellersen
Kathryn E. Fellersen
Owners of Unit #3

Michael M. Pearson (DS)
Michael M. Pearson
Owner of Unit #4

David R. Sullivan
David R. Sullivan

Susan A. Sullivan
Susan A. Sullivan
Owners of Unit #5

Jerry L. Staley (DS)
Jerry L. Staley

Carolyn J. Staley (DS)
Carolyn J. Staley
Owners of Unit #6

Marc P. D'Amour
Marc P. D'Amour

Paula M. D'Amour
Paula M. D'Amour
Owners of Unit #7

Wayne A. Lembke
Wayne A. Lembke

Carrie L. Lembke
Carrie L. Lembke
Owners of Unit #8

Timothy R. Simcox

Judith A. Simcox
Judith A. Simcox
Owners of Unit #9

Paul R. Siebert
Paul R. Siebert

Marilyn M. Siebert
Marilyn M. Siebert
Owners of Unit #10

Shirley J. Miller
Shirley J. Miller
Owner of Unit #11

Joyce Kuever William Kuever Jr.
Joyce Kuever William Kuever Jr.
Owners of Unit #12

Frank Franco
Frank Franco

Eleanor Franco
Eleanor Franco
Owners of Unit #13

Donn Dolby
Donn Dolby

Alice Dolby
Alice Dolby
Owners of Unit #14

Felix Malinowski
Felix Malinowski

Jean Malinowski
Jean Malinowski
Owners of Unit #17

Russell B. Everhardt
Russell B. Everhardt
Owner of Unit #18

Richardo R. Farias
Owner of Unit #19

Allen J. Wucker
Allen J. Wucker

Patricia A. Wucker
Patricia A. Wucker
Owners of Unit #20

Joseph P. Boncher
Joseph P. Boncher

Mary K. Boncher
Mary K. Boncher
Owners of Unit #21

Kim C. Frye
Kim C. Frye

Mary S. Frye
Mary S. Frye
Owners of Unit #22

Kenneth A. Jimson

June V. Jimson
Owners of Unit #25

Robert L. Sbertoli
Robert L. Sbertoli

Arlene M. Sbertoli
Arlene M. Sbertoli
Owners of Unit #52

Gerald D. Schmolke
Gerald D. Schmolke

Sharon L. Schmolke
Sharon L. Schmolke
Owners of Unit #54

Donald R. McNeeley
Donald R. McNeeley

Elizabeth D. McNeeley
Elizabeth D. McNeeley
Owners of Unit #57

Mr. S. L.

56

Steven L. Geiger
Steven L. Geiger

Mark J. Geiger
Mark J. Geiger

David C. Geiger
David C. Geiger

Susan C. Becker
Susan C. ~~Geiger~~ Becker
Owners of Unit #23

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 3rd day of October, 19 87, before me the undersigned Notary Public in and for said County and State, personally appeared Steven L. Geiger, Mark J. Geiger, David C. Geiger and Susan C. ^{Becker}~~Geiger~~, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Paul E. Sniff
Notary Public

My commission expires 3/3/91

William J. Fezzuoglio
William J. Fezzuoglio

Dori J. Fezzuoglio
Dori J. Fezzuoglio

Frank J. Fezzuoglio
Frank J. Fezzuoglio

Jerry W. Pazdan
Jerry W. Pazdan

Mary Rose Pazdan
Mary Rose Pazdan
Owners of Unit #15

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, personally appeared William J. Fezzuoglio, Dori J. Fezzuoglio, Frank J. Fezzuoglio, Jerry W. Pazdan and Mary Rose Pazdan, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Charles W. Schultz
Notary Public

My commission expires 10-16-87

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared James W. Higgins and Donna M. Higgins, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Harvey R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Richard A. Allen and Nancy L. Allen, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Harvey R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Kenneth L. Fellersen and Kathryn E. Fellersen, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Harvey R. Schultz
Notary Public

My Commission Expires 10-16-89

86

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

12044
Jan 2 Sullivan

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Michael M. Pearson, known to me to be the person whose name is subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Schultz
Notary Public

My Commission Expires 10/16/89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared David R. Sullivan and Susan A. Sullivan, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Schultz
Notary Public

My Commission Expires 10-16-89

STAET OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Jerry L. Staley and Carolyn J. Staley, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

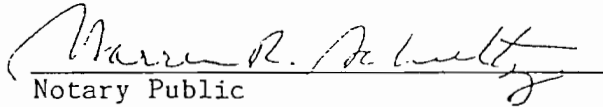
Pecky
Dina
Donna
Higgins

Marion R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

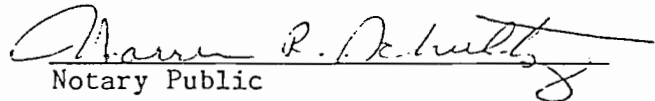
On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Marc P. D'Amour and Paula M. D'Amour, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

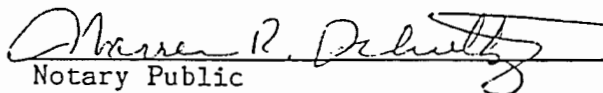
On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Wayne A. Lembke and Carrie L. Lembke, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Timothy R. Simcox and Judith A. Simcox, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


Notary Public

My Commission Expires 10-16-89

88

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Paul R. Siegert and Marilyn M. Siegert, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Shirley J. Miller, known to me to be the person whose name is subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared William Kuever Jr. and Joyce Kuever, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
COUNTY OF SAUK) SS

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Frank Franco and Eleanor Franco, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
COUNTY OF SAUK) SS

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Donn Dolby and Alice Dolby, his wife, known to me to be the person whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Felix Malinowski and Jean Malinowski, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Maureen R. Schubert
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Russell B. Everhardt, known to me to be the person whose name is subscribed in the within instrument and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Maureen R. Schubert
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this _____ day of _____, 1987, before me the undersigned Notary Public, in and for said County and State, Personally appeared Richarado R. Farias, known to me to be the person whose name is subscribed in the within instrument and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public

My Commission Expires _____

91
My Commission Expires _____

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STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public, in and for said County and State, Personally appeared Donald R. McNeeley and Elizabeth D. McNeeley, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Warren R. Schultz
Notary Public

My Commission Expires 10-16-89

92

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Allen J. Wucker and Patricia A. Wucker, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Joseph P. Boncher and Mary K. Boncher, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Schultz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Kim C. Frye and Mary S. Frye, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Schultz
Notary Public

My Commission Expires 10-16-89

93

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this _____ day of _____, 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Kenneth A. Jimson and June V. Jimson, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Notary Public

My Commission Expires _____

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept., 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Robert L. Sbertoli and Arlene M. Sbertoli, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Scholtz
Notary Public

My Commission Expires 10-16-89

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 5th day of Sept., 1987, before me the undersigned Notary Public in and for said County and State, Personally appeared Gerald D. Schmolke and Sharon L. Schmolke, his wife, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Marion R. Scholtz
Notary Public

My Commission Expires 10-16-89

1. 5

By: Dan H Cook - Asst Sec.

Attest: _____

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

I HEREBY CERTIFY that on this 20th day of October, 1987,
before me personally appeared Daniel J. Crook
of WISCONSIN SAVINGS ASSOCIATION, a Wisconsin savings and loan associa-
tion, to be known to the person who executed the foregoing instrument, and
to me known, to be such Asst Sec.
of said association, and acknowledge that they executed the foregoing instru-
ment as such officers as the deed of said association by its authority.

Norm R. Schultz
Notary Public

My Commission Expires: 10-16-89

WESTERN FEDERAL SAVINGS AND LOAN, a Wisconsin savings and loan association, being the mortgagee of Units 4, 6, 15, 20, 53, 54, 57 in the above condominium, hereby consents to the execution and recordation of the above Seventh Amendment to the Declaration for said condominium and to all the terms and provisions thereof.

WESTERN FEDERAL SAVINGS AND LOAN
a savings and loan association.

By: Patricia M. Schultz
Patricia M. Schultz
Attest: _____

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

I HEREBY CERTIFY that on this 21st day of October, 1987, before me personally appeared Patricia M. Schultz, Vice President of WESTERN FEDERAL SAVINGS AND LOAN, a Wisconsin savings and loan association, to be known to the person who executed the foregoing instrument, and to me known, to be such Vice President of said association, and acknowledge that they executed the foregoing instrument as such officers as the deed of said association by its authority.

Nancy J. Anen
Notary Public
Nancy J. Anen

My Commission Expires: 7/28/91

HALE KAI, INC. a Wisconsin corporation, being the Land Contract Vendor of Unit #7, hereby consents to the execution and recordation of the Seventh Amendment to the Declaration for said condominium and to all the terms and provisions thereof.

HALE KAI, INC.
a Wisconsin corporation
By: Warren R. Schultz, Pres.
Attest: _____

STATE OF WISCONSIN)
) ss
COUNTY OF SAUK)

Personally came before me this 22nd day of October, 1987, Warren R. Schultz, to me known to be the President of Hale Kai, Inc., and to me known to have authority to execute the foregoing document and acknowledge the same.

Thomas C. Groeneweg
Thomas C. Groeneweg
Notary Public, Sauk County, WI
My commission is permanent.

Donn Dolby
Donn Dolby

Alice Dolby
Alice Dolby
Owners of Unit #14

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 20th day of October, 1987, before me the undersigned Notary Public in and for said County and State, personally appeared Donn Dolby and Alice Dolby, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Norman R. Schultz
Notary Public

My commission expires 10-16-89

Kenneth A. Jimson
Kenneth A. Jimson

June V. Jimson
June V. Jimson
Owners of Unit #25

STATE OF WISCONSIN)
) SS
COUNTY OF SAUK)

On this 20th day of October, 1987, before me the undersigned Notary Public in and for said County and State, personally appeared Kenneth A. Jimson and June V. Jimson, known to me to be the persons whose names are subscribed in the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

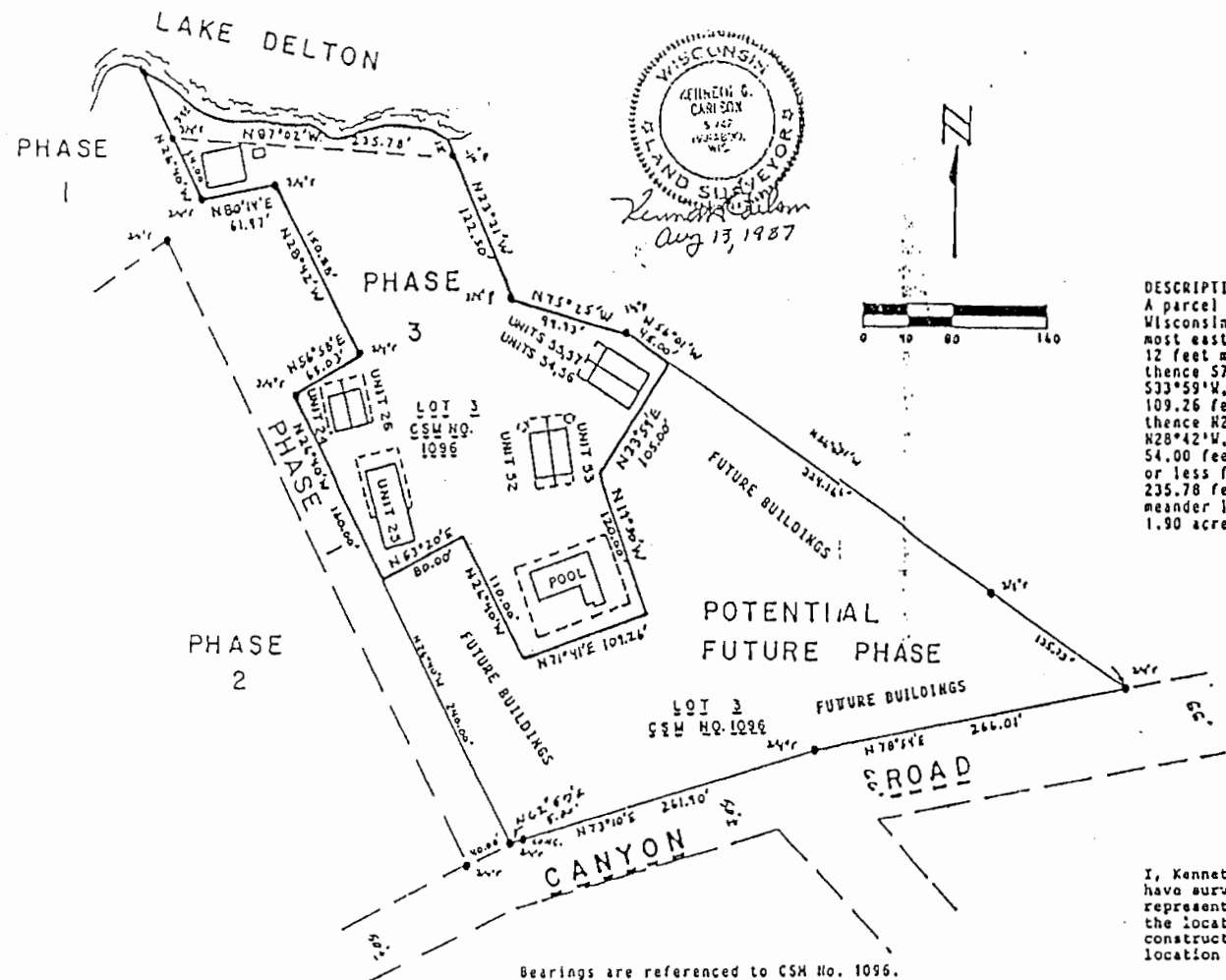
Norman R. Schultz
Notary Public

My commission expires 10-16-89

ISLAND POINTE BEACH CLUB CONDOMINIUM

AMENDED PHASE 3

SAUK COUNTY, WISCONSIN



DESCRIPTION OF PHASE 3:
A parcel of land located in part of Lot 3, CSH No. 1096, Sauk County, Wisconsin bounded by the following described line: Beginning at the most easterly meander corner of said Lot 3 along Lake Delton, being 12 feet more or less from the waters edge; thence S23°21'E, 122.50 feet; thence S75°25'E, 99.93 feet; thence S56°01'E, 45.00 feet; thence S33°59'W, 105.00 feet; thence S19°50'E, 120.00 feet; thence S71°41'W, 109.26 feet; thence N26°40'W, 110.00 feet; thence S63°20'W, 80.00 feet; thence N26°40'W, 160.00 feet; thence N56°58'E, 65.03 feet; thence N28°42'W, 150.88 feet; thence S80°14'W, 61.97 feet; thence N26°40'W, 54.00 feet to a meander corner along Lake Delton, being 34 feet more or less from the waters edge; thence S87°02'E, along the meander line, 235.78 feet to point of beginning, including all land lying between meander line and the waters edge of Lake Delton. Said parcel contains 1.90 acres, more or less.

Unit No.	Floor Area Square feet	Deck Area Square feet
24&26	392	292
25	2080	920
52&53	1152	448
54-57	672	160

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

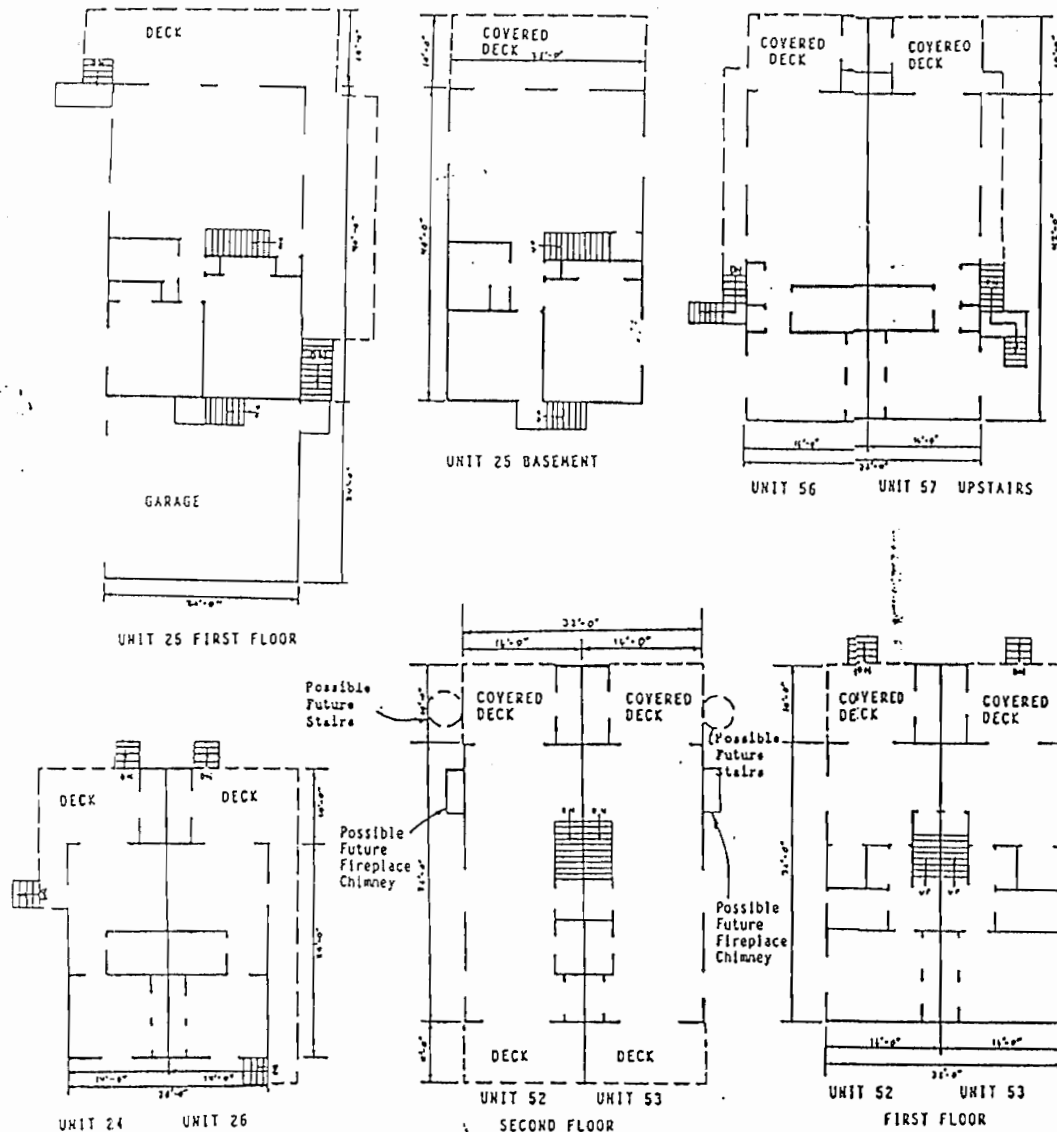
Bearings are referenced to CSH No. 1096.
• • Found iron pipe or rod as shown.

An agreement has been signed between Ken Carlson and Warren Schultz to except certain requirements of A-E S, Wisconsin Administrative Code, namely not to set iron stakes at all of the phase corners.

Condominium Plat
Island Pointe Beach Club Condominium
Page 1 of 2 pages

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ISLAND POINTE BEACH CLUB
CONDOMINIUM
AMENDED PHASE 3
SAUK COUNTY, WISCONSIN



WISCONSIN
KENNETH G. CARLSON
LAND SURVEYOR
Aug 13, 1987

All covered decks may be screened in the future.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and erected or to be erected.

Condominium Plat
Island Pointe Beach Club Condominium
Page 2 of 2 pages

AFFIDAVIT

STATE OF IOWA)
) ss
COUNTY OF JOHNSON)

DAVID R. SULLIVAN, being first duly sworn on oath, deposes and says that he is the duly elected Secretary of the Island Pointe Beach Club Condominium Owners' Association, Inc., the property owners' association established pursuant to the Declaration for the Island Pointe Beach Club Condominium.

That he has examined the Seventh Amendment to the Condominium Declaration of Easements, Restrictions, Covenants and Conditions pertaining to said Condominium, along with the signatures attached thereto and that based upon such examination, he affirms that pursuant to Section 703.09(2) of the Wisconsin Statutes that the Amendment has been consented to in writing by more than two-thirds (2/3s) of the owners and the mortgagees of their units and that pursuant to Section 3 of Article XIV of the Declaration of said Condominium that said Amendment was approved by an affirmative vote by more than seventy-five (75%) percent of all votes entitled to be cast by members of the Association.



David R. Sullivan

STATE OF IOWA)
) ss
COUNTY OF JOHNSON)

Personally came before me this 10th day of December, 1987, the above named David R. Sullivan, to me known to be the Secretary of the Island Pointe Beach Club Condominium Owners' Association, Inc., and to me known to be the person authorized to execute the foregoing instrument, and acknowledge the same.



Notary Public, JOHNSON County, IA
My Commission: _____

My Commission Expires Sept. 22, 1989

This instrument was drafted by:
Attorney Thomas C. Groeneweg
Baraboo, WI 53913

508195

FEB 18 1988

AT 2:05 O'CLOCK P.M. RECORDED IN

ISLAND POINTE BEACH CLUB CONDOMINIUM

REEL 2 IMAGE 190

Q.H.B.S.R.

10.00

EIGHTH AMENDMENT AND THIRD SUPPLEMENT TO CONDOMINIUM DECLARATION
OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Eighth Amendment and Third Supplement to the Condominium Declaration of Easements, Restrictions, Covenants and Declarations ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 31st day of December, 1987.

1. STATE OF DECLARATION.

The purpose of this Amendment and Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of ISLAND POINTE BEACH CLUB CONDOMINIUM in the manner provided by the Declaration and Section 703.26 of the Wisconsin Statutes.

Declarant hereby declares that it is the owner of the real property described in paragraph 2 hereof and shown on the plat for ISLAND POINTE BEACH CLUB CONDOMINIUM ("Condominium Plat"), together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of ISLAND POINTE BEACH CLUB CONDOMINIUM as provided in the Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for ISLAND POINTE BEACH CLUB CONDOMINIUM. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declaration, successors and assigns, and to all parties hereafter having any interest in the Property.

2. LEGAL DESCRIPTION.

The real estate described hereinafter, also described as Phase IV in the Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans as a part of the Condominium Plat depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units which is attached hereto and labelled as Exhibit "A". The additional real estate subjected to the provisions of the Declaration hereby is described as follows:

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Commencing at the most easterly corner of Said Lot 3; thence N56°01'W, 369.89 feet to point of beginning; thence S31°45'W, 175.98 feet; thence N19°50'W, 120.00 feet; thence N33°59'E, 105.00 feet; thence S56°01'E, 90.00 feet to point of beginning. Said parcel contains 13,000 square feet or 0.298 acres.

3. EFFECT OF ANNEXATION AND AMENDMENT.

By this Amendment to the Declaration, four (4) condominium units are annexed and added to the ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the Declaration.

By reason of this Supplement, Amendment and the annexation of the said four (4) additional units to ISLAND POINTE BEACH CLUB CONDOMINIUM:

a. As of the effective date hereof, there are thirty-six (36) condominium units.

b. As of the effective date hereof, each Unit's percentage of ownership in the Common Elements shall be the number one (1) divided by the total number of Units subject to the Declaration in Phase I, II, III, and IV, and any subsequent phase or phases; provided, however, that said percentage of ownership for each Unit shall be determined by dividing the number one (1) by the number thirty-six (36) until Units in the subsequent phase or phases are annexed to the Declaration as provided in Article XII of said Declaration.

c. As of the effective date hereof, every Unit Owner in Phase I, II, III, and IV, of ISLAND POINTE BEACH CLUB CONDOMINIUM shall be entitled and required to be a member of the Association and shall have those Voting Rights as defined in Article V of the Declaration.

4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Sauk County, Wisconsin.

5. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of the ISLAND POINTE OWNERS ASSOCIATION, INC., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM.

IN WITNESS WHEREOF, HALE KAI, INC., a Wisconsin corporation, has caused this instrument to be signed by its President and Secretary as of the date first set forth above.

HALE KAI, INC.

by: Warren R. Schultz, Sr. (SEAL)
Warren R. Schultz, Sr., President

by: Warren R. Schultz, Jr. (SEAL)
Warren R. Schultz, Jr., Secretary

AUTHENTICATION

Signatures authenticated this 31st day of December, 1987.

Thomas C. Groeneweg
Thomas C. Groeneweg
Title: Member State Bar of Wisconsin

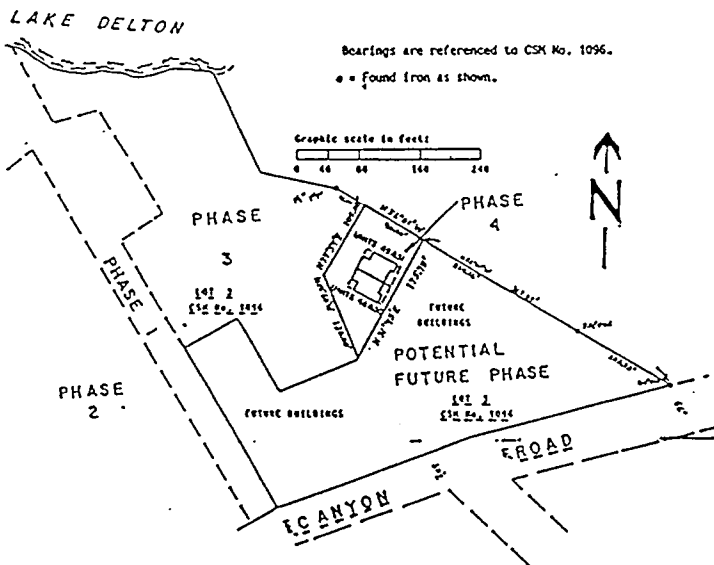
This instrument drafted by:
Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913
(608) 356-3977

Exhibit "A"

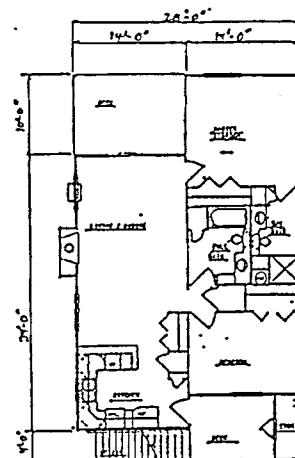
ISLAND POINTE BEACH C
CONDOMINIUM

PHASE 4

SAUK COUNTY, WISCONSIN



DESCRIPTION OF PHASE 4:
A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin, by the following described line: Commencing at the most easterly corner of Said 1 thence S56°01'W, 369.89 feet to point of beginning; thence S31°45'W, 175.98 feet thence N19°50'W, 120.00 feet; thence N33°59'E, 105.00 feet; thence S56°01'E, 90.00 feet to point of beginning. Said parcel contains 13,000 square feet or 0.293 acres.



Unit No. Floor Area Square feet Deck Square feet
48, 49, 50, 51 1036 25

All covered decks may be screened in the future.

I, Kenneth C. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building(s) constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.

An agreement has been signed between Ken Carlson and Warren Schultz to except certain requirements of A-E 7, Wisconsin Administrative Code, namely not to set iron stakes at all phase corners.

I, Kenneth C. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and



ABOVE FLOOR PLAN IS FOR UNITS 48-49-50-51
UNITS 49 & 51 ARE REVERSED

Condominium Plat
Island Pointe Beach Club Condominium
Phase 4

AT 2:15 O'CLOCK P

ON May 25 1988

Lois J. Dineen
REGISTRAR

Q.H.B.S.R. 14.0

ISLAND POINTE BEACH CLUB CONDOMINIUM

NINTH AMENDMENT AND FOURTH SUPPLEMENT TO CONDOMINIUM DECLARATION
OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Ninth Amendment and Fourth Supplement to the Condominium Declaration of Easements, Restrictions, Covenants and Declarations ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 13th day of May, 1988.

1. STATE OF DECLARATION.

The purpose of this Amendment and Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of ISLAND POINTE BEACH CLUB CONDOMINIUM in the manner provided by the Declaration and Section 703.26 of the Wisconsin Statutes.

Declarant hereby declares that it is the owner of the real property described in paragraph 2 hereof and shown on the plat for ISLAND POINTE BEACH CLUB CONDOMINIUM ("Condominium Plat"), together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of ISLAND POINTE BEACH CLUB CONDOMINIUM as provided in the Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for ISLAND POINTE BEACH CLUB CONDOMINIUM. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declaration, successors and assigns, and to all parties hereafter having any interest in the Property.

2. LEGAL DESCRIPTION.

The real estate described hereinafter, also described as Phase V in the Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans as a part of the Condominium Plat depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units which is attached hereto and labelled as Exhibit "A". The additional real estate subjected to the provisions of the Declaration hereby is described as follows:

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Beginning at the most easterly corner of said Lot 3; thence S78°54'W, 100.00 feet; thence N75°46'W, 310.70 feet; thence N31°45'E, 175.98 feet; thence S56°01'E, 369.89 feet to point of beginning.
Said parcel contains 39,170 square feet or 0.899 acres.

3. EFFECT OF ANNEXATION AND AMENDMENT.

By this Amendment to the Declaration, eight (8) condominium units are annexed and added to the ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the Declaration.

By reason of this Supplement, Amendment and the annexation of the said eight (8) additional units to ISLAND POINTE BEACH CLUB CONDOMINIUM:

a. As of the effective date hereof, there are forty-four (44) condominium units.

b. As of the effective date hereof, each Unit's percentage of ownership in the Common Elements shall be the number one (1) divided by the total number of Units subject to the Declaration in Phase I, II, III, IV, and V, and any subsequent phase or phases; provided, however, that said percentage of ownership for each Unit shall be determined by dividing the number one (1) by the number forty-four (44) until Units in the subsequent phase or phases are annexed to the Declaration as provided in Article XII of said Declaration.

c. As of the effective date hereof, every Unit Owner in Phase I, II, III, IV, and V, of ISLAND POINTE BEACH CLUB CONDOMINIUM shall be entitled and required to be a member of the Association and shall have those Voting Rights as defined in Article V of the Declaration.

4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Sauk County, Wisconsin.

5. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of the ISLAND POINTE OWNERS ASSOCIATION, INC., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM.

IN WITNESS WHEREOF, HALE KAI, INC., a Wisconsin corporation, has caused this instrument to be signed by its President and Secretary as of the date first set forth above.

HALE KAI, INC.

by: Warren R. Schultz, Sr. (SEAL)
Warren R. Schultz, Sr., President

by: Warren R. Schultz, Jr. (SEAL)
Warren R. Schultz, Jr., Secretary

AUTHENTICATION

Signatures authenticated this 13th day of May, 1988.

Thomas C. Groeneweg
Thomas C. Groeneweg
Title: Member State Bar of Wisconsin

This instrument drafted by:
Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds
619 Oak Street, Post Office Box 443
Baraboo, WI 53913
(608) 356-3977

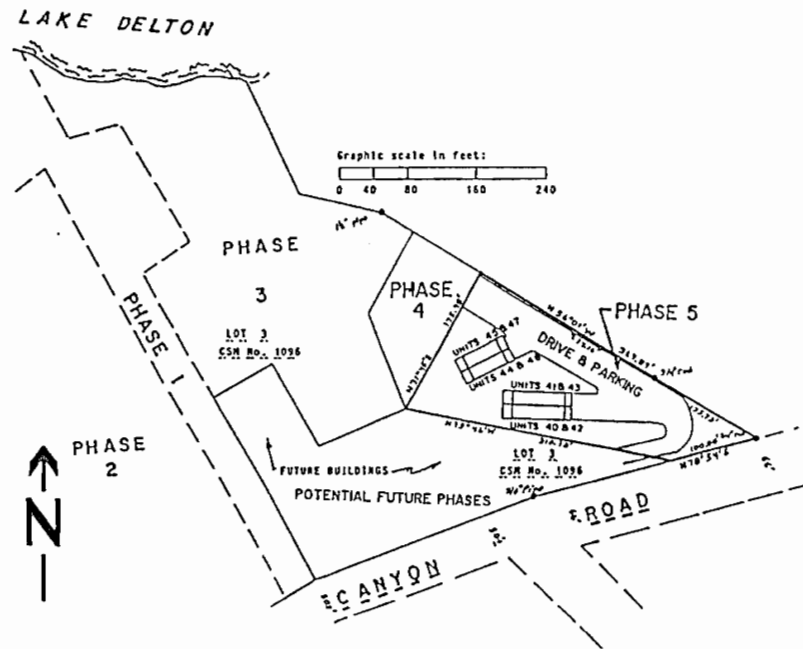
Exhibit "A"

Page 1

ISLAND POINTE BEACH CLUB CONDOMINIUM

PHASE 5

SAUK COUNTY, WISCONSIN



DESCRIPTION OF PHASE 5:

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Beginning at the most easterly corner of said Lot 3; thence S78°54'W, 100.00 feet; thence N75°46'W, 310.70 feet; thence N31°45'E, 175.98 feet; thence S56°01'E, 369.89 feet to point of beginning. Said parcel contains 39,170 square feet or 0.899 acres.

Unit No.	Floor Area Square Feet	Deck Area Square Feet
40141	1550	274
42143	974	274
44145	1102	274
46147	718	274

All covered decks may be screened in the future.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the buildings and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.



Bearings are referenced to CSM No. 1096.

• = Found Iron as shown.

An agreement has been signed between Ken Carlson and Warren Schultz to except certain requirements of A-E 7, Wisconsin Administrative Code, namely not to set irons at all phase corners.

Condominium Plat

VOL 002 PAGE 221

CONT

109

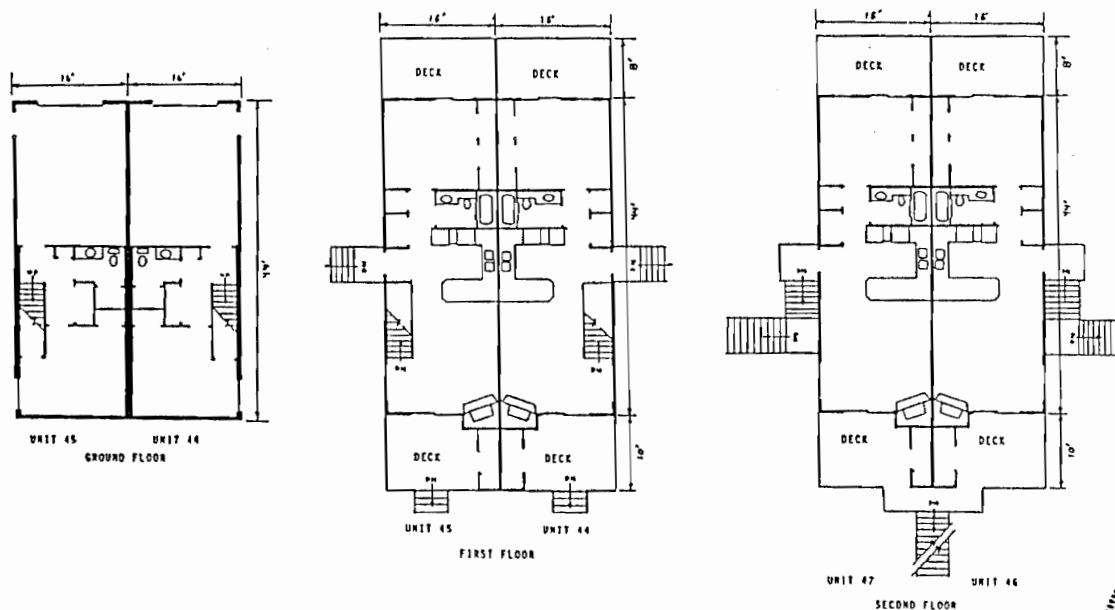
Exhibit "A"

Page 2

ISLAND POINTE BEACH CLU
CONDOMINIUM

PHASE 5

SAUK COUNTY, WISCONSIN



I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, location, unit numbers and dimensions of the building or buildings and units located and depicted on the plat.



Condominium Plat
Island Pointe Beach Condominium

VOL 002 PAGE 220

69mm

110

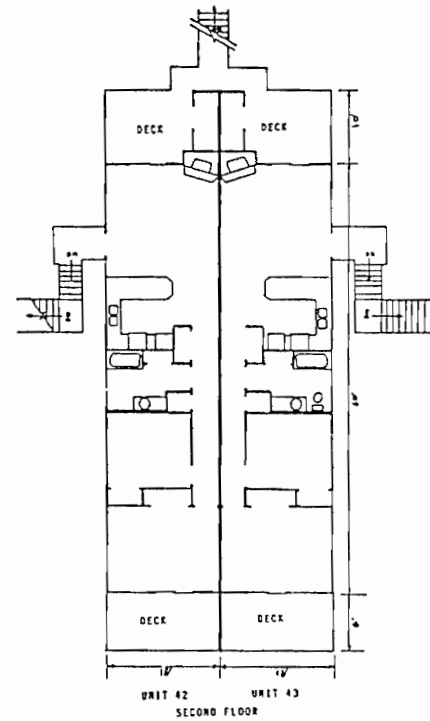
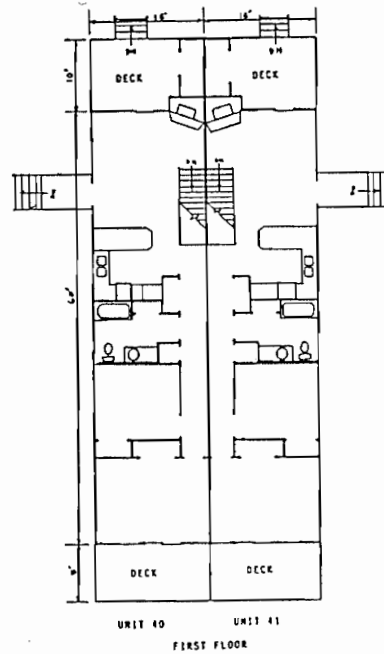
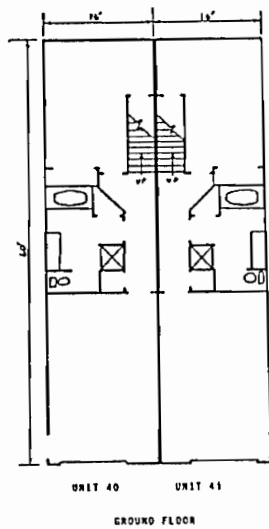
Exhibit "A"

Page 3

ISLAND POINTE BEACH CLUB
CONDOMINIUM

PHASE 5

SAUK COUNTY, WISCONSIN



69mm

I, Kenneth G. Carlson, registered land surveyor, hereby certify that the drawings appearing hereon are an accurate copy of portions of the



VOL 002 PAGE 223

ISLAND POINTE BEACH CLUB CONDOMINIUM

TENTH AMENDMENT AND FIFTH SUPPLEMENT TO CONDOMINIUM DECLARATION
OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Tenth Amendment and Fifth Supplement to the Condominium Declaration of Easements, Restrictions, Covenants and Declarations ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 30th day of March, 1989.

1. STATE OF DECLARATION.

The purpose of this Amendment and Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of ISLAND POINTE BEACH CLUB CONDOMINIUM in the manner provided by the Declaration and Section 703.26 of the Wisconsin Statutes.

Declarant hereby declares that it is the owner of the real property described in paragraph 2 hereof and shown on the plat for ISLAND POINTE BEACH CLUB CONDOMINIUM ("Condominium Plat"), together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of ISLAND POINTE BEACH CLUB CONDOMINIUM as provided in the Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for ISLAND POINTE BEACH CLUB CONDOMINIUM. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declaration, successors and assigns, and to all parties hereafter having any interest in the Property.

2. LEGAL DESCRIPTION.

The real estate described hereinafter, also described as Phase VI in the Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans as a part of the Condominium Plat depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units which is attached hereto and labelled as Exhibit "A". The additional real estate subjected to the provisions of the Declaration hereby is described as follows:

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Commencing at the most southerly corner of said Lot 3; thence N26°40'W, 45.00 feet to point of beginning; thence N26°40'W, 195.00 feet; thence N63°20'E, 80.00 feet; thence S26°40'E, 110.00 feet; thence S1°28'E, 93.94 feet; thence S63°20'W, 40.00 feet to point of beginning.

Said parcel contains 13,900 square feet or 0.319 acres.

3. EFFECT OF ANNEXATION AND AMENDMENT.

By this Amendment to the Declaration, three (3) condominium units are annexed and added to the ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the Declaration.

By reason of this Supplement, Amendment and the annexation of the said three (3) additional units to ISLAND POINTE BEACH CLUB CONDOMINIUM:

a. As of the effective date hereof, there are forty-seven (47) condominium units.

b. As of the effective date hereof, each Unit's percentage of ownership in the Common Elements shall be the number one (1) divided by the total number of Units subject to the Declaration in Phase I, II, III, IV, V, and VI, and any subsequent phase or phases; provided, however, that said percentage of ownership for each Unit shall be determined by dividing the number one (1) by the number forty-seven (47) until Units in the subsequent phase or phases are annexed to the Declaration as provided in Article XII of said Declaration.

c. As of the effective date hereof, every Unit Owner in Phase I, II, III, IV, V, and VI, of ISLAND POINTE BEACH CLUB CONDOMINIUM shall be entitled and required to be a member of the Association and shall have those Voting Rights as defined in Article V of the Declaration.

4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Sauk County, Wisconsin.

5. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of the ISLAND POINTE OWNERS ASSOCIATION, INC., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM.

IN WITNESS WHEREOF, HALE KAI, INC., a Wisconsin corporation, has caused this instrument to be signed by its President and Secretary as of the date first set forth above.

HALE KAI, INC.

by: Warren R. Schultz, Sr. (SEAL)
Warren R. Schultz, Sr., President

by: Warren R. Schultz, Jr. (SEAL)
Warren R. Schultz, Jr., Secretary

AUTHENTICATION

Signatures authenticated this 30th day of March, 1989.

Thomas C. Groeneweg
Thomas C. Groeneweg
Title: Member State Bar of Wisconsin

This instrument drafted by:
Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds, S.C.
619 Oak Street, Post Office Box 443
Baraboo, WI 53913
(608) 356-3977

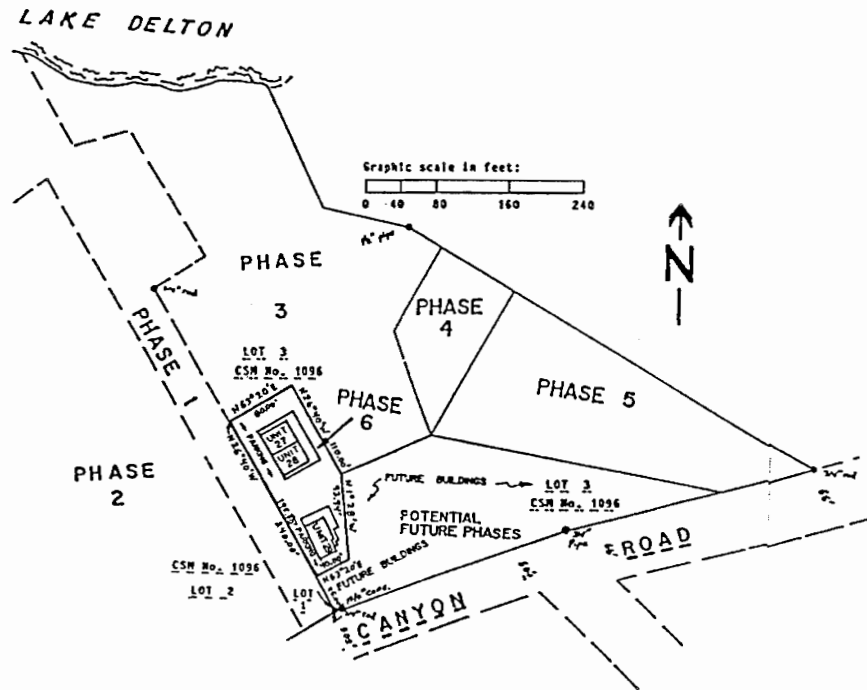
ISLAND POINTE BEACH CLUB CONDOMINIUM

PHASE 6

SAUK COUNTY, WISCONSIN

Exhibit "A"

Page 1



DESCRIPTION OF PHASE 6:

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Commencing at the most southerly corner of said Lot 3; thence N26°40'W, 45.00 feet to point of beginning; thence N26°40'W, 195.00 feet; thence N63°20'E, 80.00 feet; thence S26°40'E, 110.00 feet; thence S1°28'E, 93.94 feet; thence S63°20'W, 40.00 feet to point of beginning. Said Parcel contains 13,900 square feet or 0.319 acres.

Unit No.	Floor Area Square Feet	Deck Area Square Feet
27	1872	493
28	1872	444
29	1624	784

All covered decks may be screened in the future.

Bearings are referenced to CSM No. 1096.

• Found iron as shown.

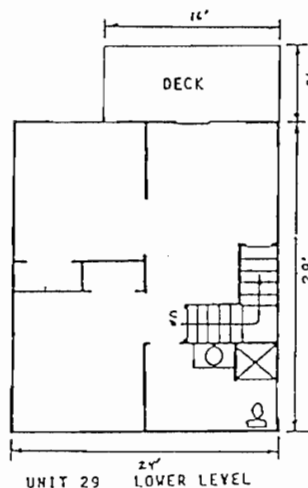
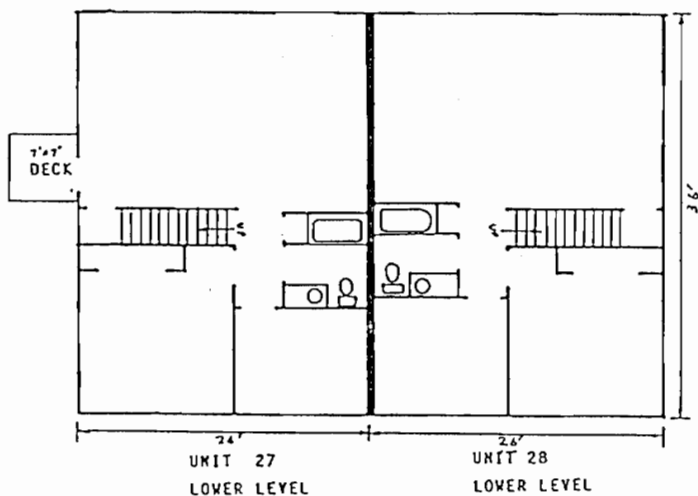
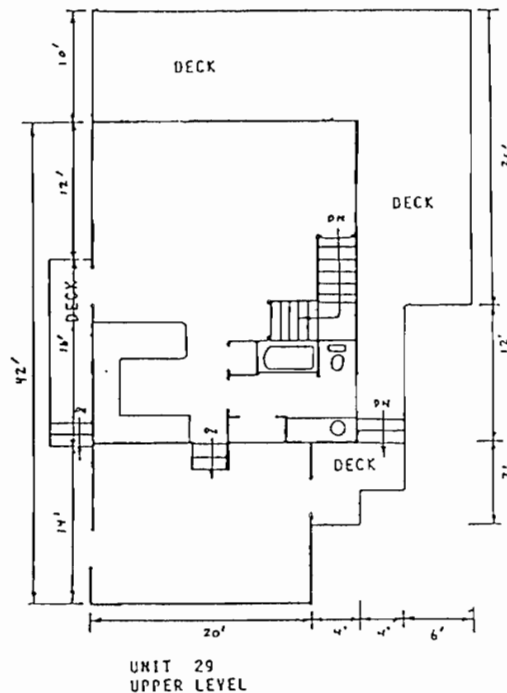
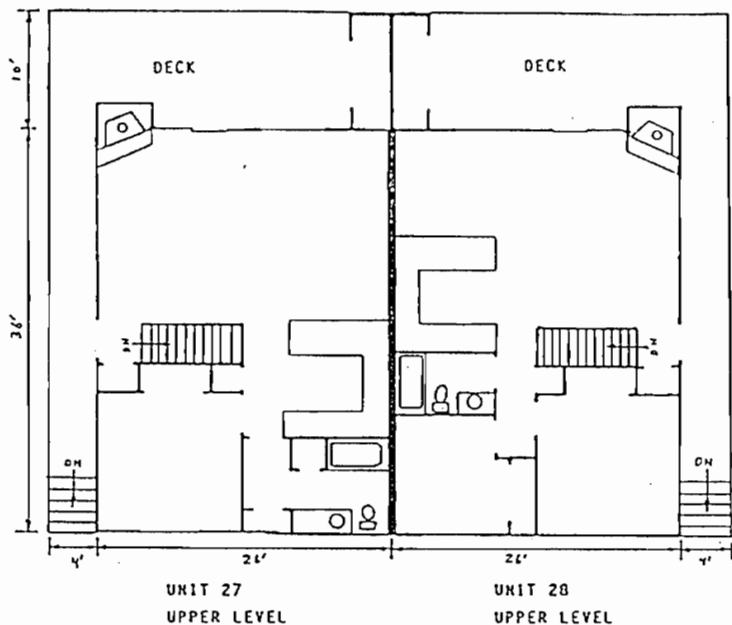
An agreement has been signed between Ken Carlson and Warren Schultz to except certain requirements of A-E 7, Wisconsin Administrative Code, namely not to set irons at all phase corners.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.



Kenneth G. Carlson
Jan 19, 1989

Condominium Plat
Island Pointe Beach Club Condominium
Phase 6
Page 1 of 2 pages.



ISLAND POINTE BEACH CLUB CONDOMINIUM

PHASE 6

SAUK COUNTY, WISCONSIN

EXHIBIT "A"

Page 2



I, Kenneth G. Carlson, registered land surveyor, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, unit number and dimensions of the buildings and units located and erected or to be erected as of the date indicated.

REGISTER'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD
AT 3:10 O'CLOCK P.M.
ON Jan. 13 1989
Dorothy Williams
REGISTRAR

Condominium Plat
Island Pointe Beach Club Condominiu
Phase 6
Page 2 of 2 pages

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ISLAND POINTE BEACH CLUB CONDOMINIUM

ELEVENTH AMENDMENT AND SIXTH SUPPLEMENT TO CONDOMINIUM DECLARATION
OF EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS

This Eleventh Amendment and Sixth Supplement to the Condominium Declaration of Easements, Restrictions, Covenants and Declarations ("Declaration"), for ISLAND POINTE BEACH CLUB CONDOMINIUM, made this 16th day of June, 1989.

1. STATE OF DECLARATION.

The purpose of this Amendment and Supplement is to annex and submit the land described hereinafter and the improvements constructed or to be constructed thereon to the condominium form of ownership as a part of ISLAND POINTE BEACH CLUB CONDOMINIUM in the manner provided by the Declaration and Section 703.26 of the Wisconsin Statutes.

Declarant hereby declares that it is the owner of the real property described in paragraph 2 hereof and shown on the plat for ISLAND POINTE BEACH CLUB CONDOMINIUM ("Condominium Plat"), together with all buildings and improvements constructed or to be constructed thereon (the "Property"), which is hereby submitted to the condominium form of ownership as part of ISLAND POINTE BEACH CLUB CONDOMINIUM as provided in the Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved and in all respects otherwise affected subject to the provisions, conditions, covenants, restrictions and easements of the Declaration for ISLAND POINTE BEACH CLUB CONDOMINIUM. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declaration, successors and assigns, and to all parties hereafter having any interest in the Property.

2. LEGAL DESCRIPTION.

The real estate described hereinafter, also described as Phase 7 in the Condominium Plat attached hereto, together with all buildings and improvements constructed or to be constructed thereon, is hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the provisions of the Declaration. The buildings and units constructed or to be constructed are more fully described in the site plan and building and floor plans as a part of the Condominium Plat depicting the layout, location, perimeters, unit numbers and approximate dimensions of the buildings and units which is attached hereto and labeled as Exhibit "A". The additional real estate subjected to the provisions of the Declaration hereby is described as follows:

525821

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69tt

REGISTER'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD

APR 2 10 05 O'CLOCK P M

ON June 20 1989

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin, bounded by the following described line: Beginning at the most southerly corner of said Lot 3; thence N26°40'W, 45.00 feet; thence N63°20'E, 40.00 feet; thence N1°28'W, 93.94 feet; thence N71°41'E, 109.26 feet; thence S75°46'E, 310.70 feet; thence S78°54'W, 166.01 feet; thence S73°10'W, 261.90 feet; thence S62°59'W, 5.00 feet to the point of beginning. Said parcel contains 37,890 square feet or 0.870 acres.

3. EFFECT OF ANNEXATION AND AMENDMENT.

By this Amendment to the Declaration, ten (10) condominium units are annexed and added to the ISLAND POINTE BEACH CLUB CONDOMINIUM and subjected to the Declaration.

By reason of this Supplement, Amendment and the annexation of the said ten (10) additional units to ISLAND POINTE BEACH CLUB CONDOMINIUM:

a. As of the effective date hereof, there are fifty-seven (57) condominium units.

b. As of the effective date hereof, each Unit's percentage of ownership in the Common Elements shall be the number one (1) divided by the total number of Units subject to the Declaration in Phase I, II, III, IV, V, VI, and VII, and any subsequent phase or phases; provided, however, that said percentage of ownership for each Unit shall be determined by dividing the number one (1) by the number fifty-seven (57) until Units in the subsequent phase or phases are annexed to the Declaration as provided in Article XII of said Declaration.

c. As of the effective date hereof, every Unit Owner in Phase I, II, III, IV, V, VI, and VII, of ISLAND POINTE BEACH CLUB CONDOMINIUM shall be entitled and required to be a member of the Association and shall have those Voting Rights as defined in Article V of the Declaration.

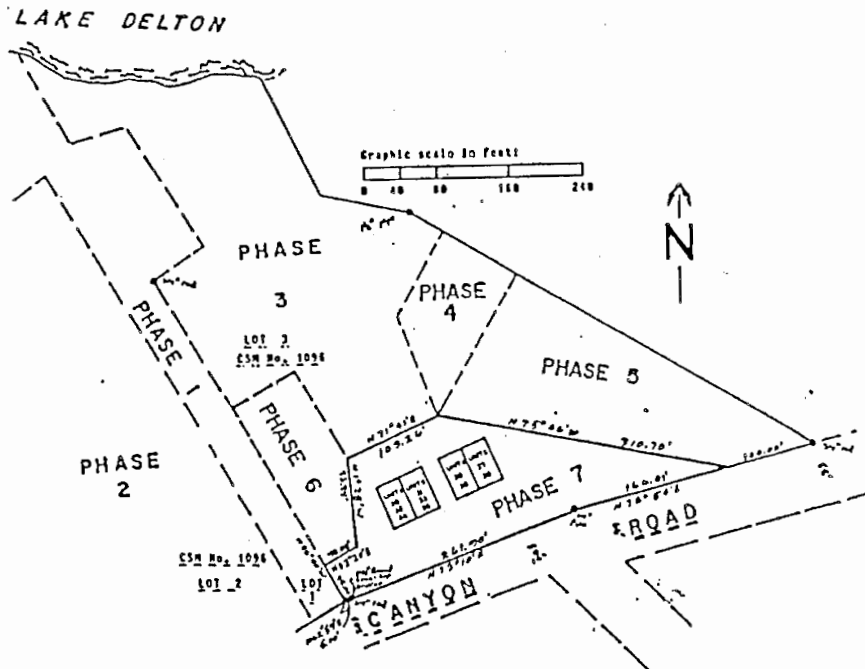
4. The effective date of this Supplement and Amendment shall be the date it is recorded in the Office of the Register of Deeds for Sauk County, Wisconsin.

5. All of the provisions, restrictions, covenants, terms and conditions of the Declaration and the Articles and By-Laws of the ISLAND POINTE OWNERS ASSOCIATION, INC., and such restrictions, rules and regulations as may be promulgated thereunder shall be applicable to the properties and units hereby annexed to ISLAND POINTE BEACH CLUB CONDOMINIUM.

ISLAND POINTE BEACH CLUB CONDOMINIUM

PHASE 7

SAUK COUNTY, WISCONSIN



DESCRIPTION OF PHASE 7:

A parcel of land located in part of Lot 3, CSM No. 1096, Sauk County, Wisconsin bounded by the following described line: Beginning at the most southerly corner of said Lot 3; thence $N26^{\circ}40'W$, 45.00 feet; thence $N63^{\circ}20'E$, 40.00 feet; thence $N1^{\circ}28'W$, 93.94 feet; thence $N71^{\circ}41'E$, 109.26 feet; thence $S75^{\circ}46'E$, 310.70 feet; thence $S78^{\circ}54'W$, 166.01 feet; thence $S73^{\circ}10'W$, 251.90 feet; thence $S62^{\circ}59'W$, 5.00 feet to the point of beginning. Said parcel contains 37,890 square feet or 0.870 acres.

UNIT No.	FLOOR AREA Square feet	DECK AREA Square feet	COMMON BASEMENT AREA Square feet
30 & 31	1060	133	
32 thru 35	1097	133	
36 & 38	1202	133	850
37 & 39	1202	333	850

All covered decks may be screened in the future.

Bearings are referenced to CSM No. 1096.

• • Found iron as shown.

An agreement has been signed between Ken Carlson and Warren Schultz to except certain requirements of A-E 7, Wisconsin Administrative Code, namely not to set irons at all phase corners.

I, Kenneth G. Carlson, registered land surveyor, hereby certify that I have surveyed the above described parcel, that this plat is a correct representation of the exterior boundaries of the parcel described and the location of the building and driveways constructed or to be constructed as proposed at the date hereof and the identification and location of each unit and the common elements can be determined.



Ken Carlson
June 14, 1989

Condominium Plat
Island Pointe Beach Club Condominium
Phase 7
Page 1 of 2 pages.

VOL 1102 PAGE 468

IN WITNESS WHEREOF, HALE, KAI, INC., a Wisconsin corporation, has caused this instrument to be signed by its President and Secretary as of the date first set forth above.

HALE KAI, INC.

by: Warren R. Schultz, Sr. (SEAL)
Warren R. Schultz, Sr., President

by: David L. Schultz (SEAL)
David L. Schultz, Vice President

AUTHENTICATION

Signatures authenticated this 16th day of June, 1989.

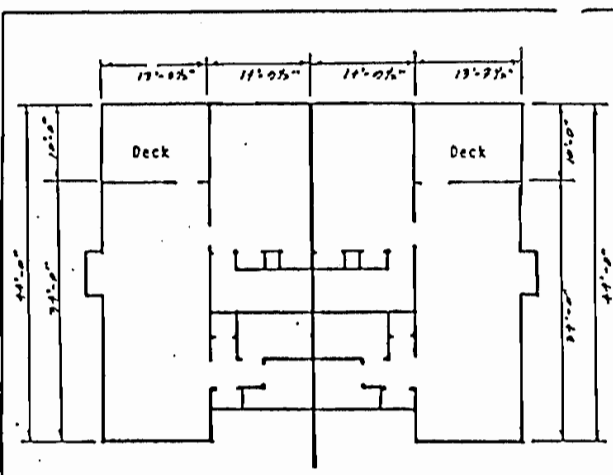
Thomas C. Groeneweg
Thomas C. Groeneweg
Title: Member State Bar of Wisconsin

This instrument drafted by:
Thomas C. Groeneweg
Quale, Hartmann, Bohl, Stevens & Reynolds, S.C.
619 Oak Street, Post Office Box 443
Baraboo, WI 53913
(608) 356-3977

ISLAND POINTE BEACH CLUB CONDOMINIUM

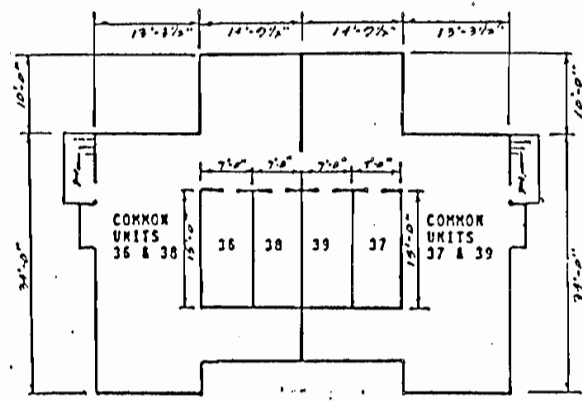
PHASE 7

SAUX COUNTY, WISCONSIN



UNIT 30
GROUND FLOOR

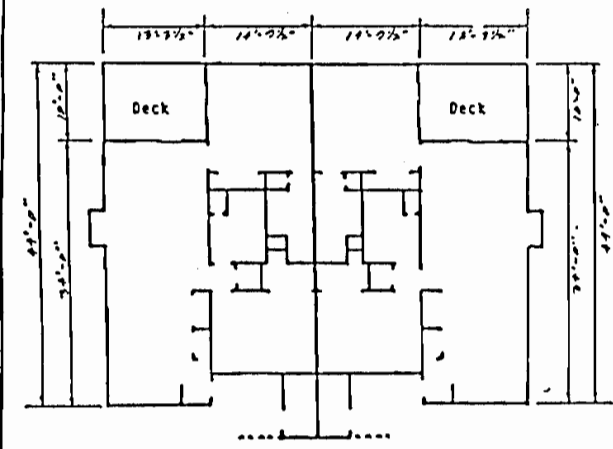
UNIT 31
GROUND FLOOR



UNIT 36
UNIT 38
BASEMENT

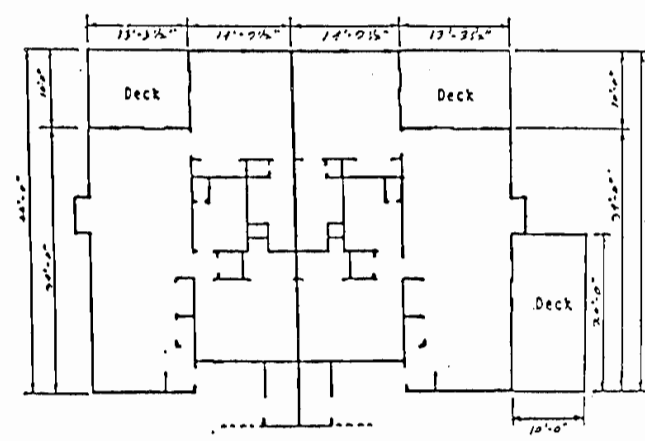
UNIT 37
UNIT 39
BASEMENT

I, Kenneth G. Carlson, registered land surveyor, do hereby certify that the drawings appearing hereon are an accurate copy of portions of the plans of each building and substantially depict the layout, unit numbers and dimensions of the buildings and units located and erected or to be erected as of the date indicated.



UNIT 32 FIRST FLOOR
UNIT 34 SECOND FLOOR

UNIT 33 FIRST FLOOR
UNIT 35 SECOND FLOOR



UNIT 36 FIRST FLOOR
UNIT 38 SECOND FLOOR

UNIT 37 FIRST FLOOR
UNIT 39 SECOND FLOOR

WISCONSIN
KENNETH G. CARLSON
S. 142
BARABOO, WIS.
June 14, 1989
Revised this 16th day of June, 1989

Condominium Plat
Island Pointe Beach Club Condominium
Phase 7
Page 2 of 2 pages.