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DANE COUNTY

REGISTER OF DEEDS

Document Number

**FIRST AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM OF  
WHISPERING PINES  
CONDOMINIUM HOMES**

DOCUMENT #

**4421542**

04/21/2008

08:58AM

Exempt #:

Rec. Fee: 29.00

Pages: 10

After recording return to:

Atty. Robert W. Kuehling  
KUEHLING & KUEHLING LLC  
131 W. Wilson St., Suite 501  
Madison, WI. 53703

255/0708-033-8520-2

Parcel Identification Number(s)

There are no objections to this condominium  
with respect to Sec. 703.115 Wis. Stats.  
and is hereby approved for recording.

Dated this 17 day of April, 2008

*C. Zellmer*

Dane County Planning and Development

10/29

**FIRST AMENDMENT TO DECLARATION OF  
CONDOMINIUM OF WHISPERING PINES CONDOMINIUM HOMES**

The undersigned, Whispering Pines Condominiums LLC, declarant of Whispering Pines Condominium Homes, a condominium created by Declaration of Condominium recorded February 26, 2007 as document number 4284187, Dane County Register of Deeds, and by a Condominium Plat for Whispering Pines Condominium Homes recorded February 26, 2007, as document number 4284188, Dane County Register of Deeds, and Pamela Donovan as owner of Unit 2816-101 of Whispering Pines Condominium Homes, and James W. Cunningham as owner of Unit 2814-101 of Whispering Pines Condominium Homes (together being the owners of two-thirds of the Units in Whispering Pines Condominium Homes), do hereby amend said Declaration of Condominium of Whispering Pines Condominium Homes, as follows:

1. The undersigned declarant, pursuant to Article XVI of the Declaration of Condominium, hereby expands the condominium by subjecting to the Whispering Pines Condominium Homes Declaration of Condominium, the following described property:

Part of Lot One of Certified Survey Map No. 11735, recorded in Volume 72 of Dane County Certified Survey Maps on Pages 13-16 as Document Number 4182482, City of Middleton, Dane County, Wisconsin, more particularly described as follows:

Commencing at the most northerly corner of said Lot One; thence South 48°40'16" West, 214.73 feet to the West line of said Lot One and the Point of Beginning; thence South 48°08'30" East, 298.07 feet; thence South 42°07'39" West, 138.07 feet; thence South 84°53'42" West, 129.07 feet to the West line of said Lot One; thence North 00°09'08" West along the said West line, 312.78 feet to the Point of Beginning.

(Said described area contains 40,686 square feet or 0.934 acres)

2. Exhibit IV of the Declaration of Condominium of Whispering Pines Condominium Homes is hereby amended to indicate that the common element ownership and share of common expenses which shall be appurtenant and shall be conveyed with each unit is as follows:

**Appurtenant Common Element Ownership**

<b><u>Dwelling Unit Number</u></b>	<b><u>Common Element Ownership</u></b>	<b><u>Share of Common Expense (Excluding Parking Unit Charges)</u></b>
Unit 2812-101	4 1/6%	4 1/6%
Unit 2812-102	4 1/6%	4 1/6%
Unit 2812-201	4 1/6%	4 1/6%
Unit 2812-202	4 1/6%	4 1/6%
Unit 2814-101	4 1/6%	4 1/6%
Unit 2814-102	4 1/6%	4 1/6%
Unit 2814-201	4 1/6%	4 1/6%
Unit 2814-202	4 1/6%	4 1/6%
Unit 2816-101	4 1/6%	4 1/6%
Unit 2816-102	4 1/6%	4 1/6%
Unit 2816-201	4 1/6%	4 1/6%
Unit 2816-202	4 1/6%	4 1/6%
Unit 2822-101	4 1/6%	4 1/6%
Unit 2822-102	4 1/6%	4 1/6%
Unit 2822-201	4 1/6%	4 1/6%
Unit 2822-202	4 1/6%	4 1/6%
Unit 2824-101	4 1/6%	4 1/6%
Unit 2824-102	4 1/6%	4 1/6%
Unit 2824-201	4 1/6%	4 1/6%
Unit 2824-202	4 1/6%	4 1/6%
Unit 2826-101	4 1/6%	4 1/6%
Unit 2826-102	4 1/6%	4 1/6%
Unit 2826-201	4 1/6%	4 1/6%
Unit 2826-202	4 1/6%	4 1/6%
	----- 100%	----- 100%

<b><u>Parking Unit Number</u></b>	<b><u>Common Element Ownership</u></b>	<b><u>Parking Unit Charges<sup>1</sup></u></b>
Not Originally Applicable	0	\$10 per month

The Parking Unit charge may be adjusted periodically by the Board of Directors to reflect the actual expenses of Parking Unit maintenance and repair, provided such charge shall in all events be equal for all Parking Units.

3. Each Dwelling Unit is entitled to one (1) vote in the association, as expanded, pursuant to the Declaration of Condominium.

4. Attached hereto and made a part hereof is First Addendum to Whispering Pines Condominium Homes Condominium Plat. Due to its reduced size, the legibility of the attached Condominium Plat may be impaired and reference should be made to the full size Condominium Plat at the office of the Dane County Register of Deeds.

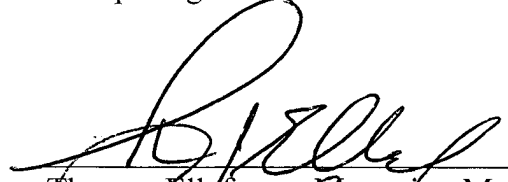
5. Paragraph 14.09 of the Declaration of Condominium is amended to read as follows:

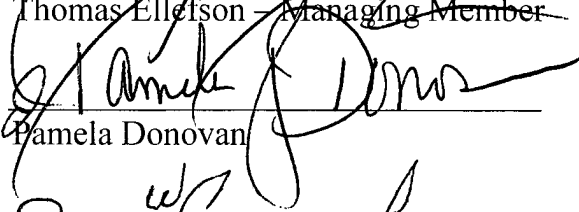
14.09 Assessments against Declarant. During the period of declarant control of the association under Paragraph 15.01 of the Declaration of Condominium, each of the Units owned by declarant shall be exempt from assessments for common expenses, which exemption shall continue until the Unit is sold. The total amount assessed against Units that are not exempt from assessment may not exceed the amount that equals nonexempt units' budgeted share of common expenses, based on the anticipated common expenses set forth in the annual budget. The declarant is liable for the balance of the actual common expenses.

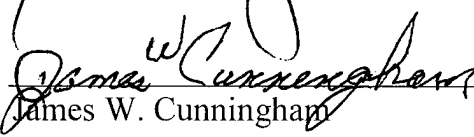
6. All of the other terms and provisions of the Declaration of Condominium of Whispering Pines Condominium Homes are ratified and affirmed.

Dated this 12<sup>th</sup> day of April, 2008.

Whispering Pines Condominiums LLC

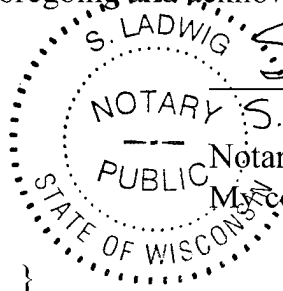
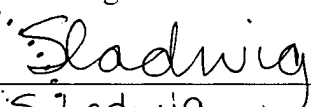
  
 \_\_\_\_\_  
 Thomas Ellefson - Managing Member

  
 \_\_\_\_\_  
 Pamela Donovan

  
 \_\_\_\_\_  
 James W. Cunningham

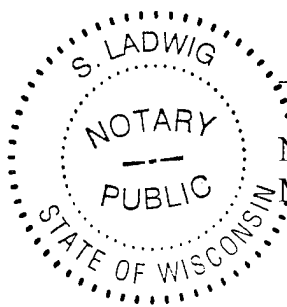
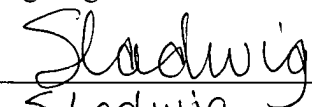
STATE OF WISCONSIN }  
 }ss  
 COUNTY OF DANE }

Personally came before me this 12<sup>th</sup> day of April, 2008, Thomas Ellefson, managing member of Whispering Pines Condominiums LLC, to me known to be the person who executed the foregoing and acknowledged the same.

   
 \_\_\_\_\_  
 S. Ladwig <type name>  
 Notary Public, Dane County, WI  
 My commission July 18, 2010

STATE OF WISCONSIN }  
 }ss  
 COUNTY OF DANE }

Personally came before me this 12<sup>th</sup> day of April, 2008, Pamela Donovan, to me known to be the person who executed the foregoing and acknowledged the same.

   
 \_\_\_\_\_  
 S. Ladwig <type name>  
 Notary Public, Dane County, WI  
 My commission July 18, 2010





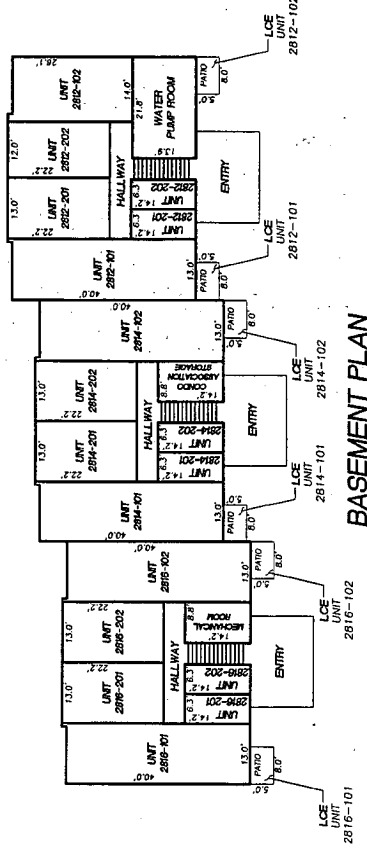




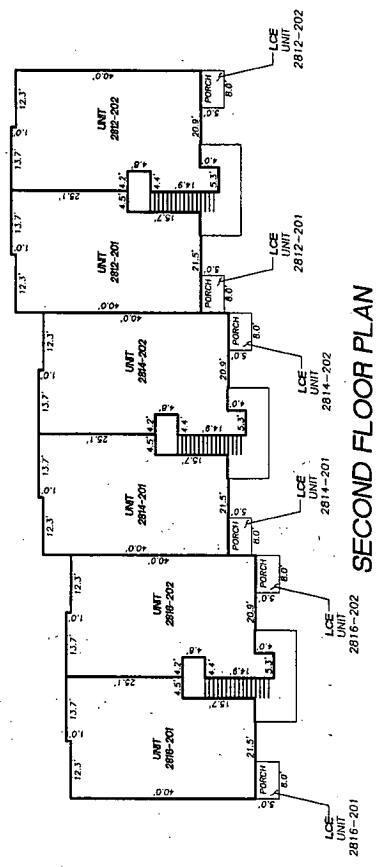
# FIRST ADDENDUM TO WHISPERING PINES CONDOMINIUM HOMES

A CONDOMINIUM FLAT  
PART OF LOT ONE OF CERTIFIED SURVEY MAP NO. 11735, RECORDED IN VOLUME 72 OF DANE COUNTY CERTIFIED SURVEY MAPS ON  
PAGES 13-16 AS DOCUMENT NUMBER 4182482, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWN 7 NORTH, RANGE 8 EAST,  
CITY OF MIDDLETON, DANE COUNTY, WISCONSIN

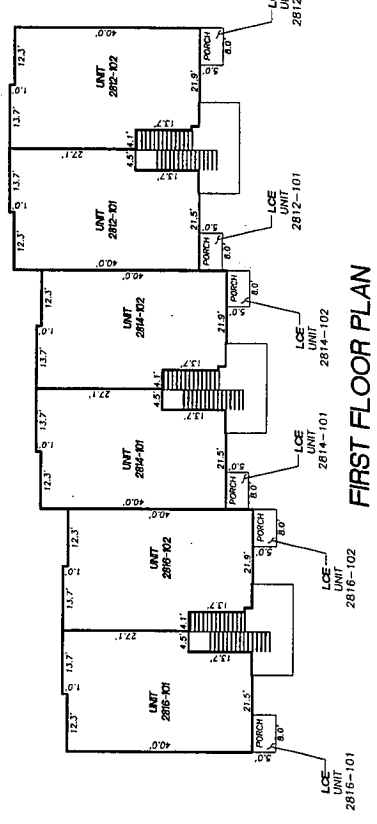
Unit	Areas in Square Feet		Total
	Garage/Storage	Living Area	
2812-101	521	1046	1567
2812-102	367	987	1354
2812-201	378	988	1366
2812-202	356	988	1344
2814-101	521	1046	1567
2814-102	378	988	1366
2814-201	378	988	1366
2814-202	378	988	1366
2816-101	521	1046	1567
2816-102	378	988	1366
2816-201	378	988	1366
2816-202	378	988	1366



**BASEMENT PLAN**

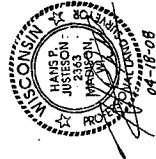


**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

- NOTES**
1. BEARINGS ARE BASED ON DANE COUNTY CERTIFIED SURVEY MAP NUMBER 11735.
  2. FIELD WORK PERFORMED BY JSD SURVEY & DESIGN, INC. THE WEEK OF OCTOBER 24 AND OCTOBER 31, 2002.
  3. ALL AREAS AND FEATURES OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
  4. UNIT FLOOR PLANS AND AREA COMPUTATIONS ARE APPROXIMATE. UNIT FLOOR PLANS AND AREA COMPUTATIONS AS SET FORTH IN THE CONDOMINIUM DECLARATION.
  5. PORCHES AND PATIOS ATTACHED TO A UNIT ARE LIMITED TO COMMON ELEMENTS RESERVED FOR THE USE OF THAT UNIT.



**PREPARED FOR:**  
THE ELLETSON COMPANIES  
1000 ELLETSON LANE  
SUITE 100  
MADISON, WISCONSIN 53718

**PREPARED BY:**  
**JSD** Engineering & Surveying  
JSD  
181 HORTON DRIVE, SUITE 101  
VERONA, WISCONSIN 53593

**PROJECT NO:** 02-2002  
**FILE NO:** 0-33  
**FIELDBOOK/PCS:** 187/20-32

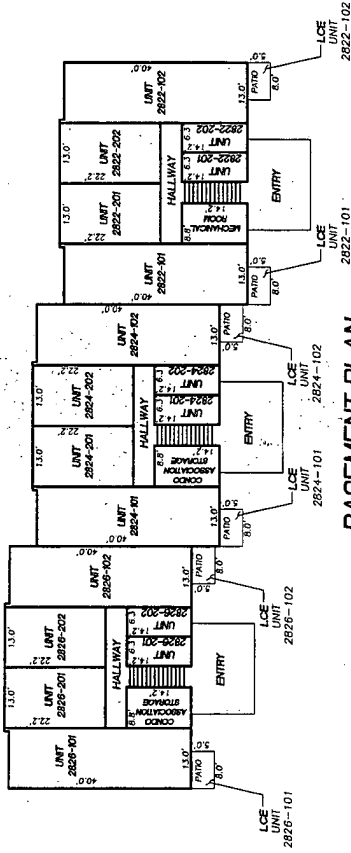
**SURVEYED BY:** JS  
**DRAWN BY:** JS  
**CHECKED BY:** JRS  
**APPROVED BY:** JRU



# FIRST ADDENDUM TO WHISPERING PINES CONDOMINIUM HOMES A CONDOMINIUM FLAT

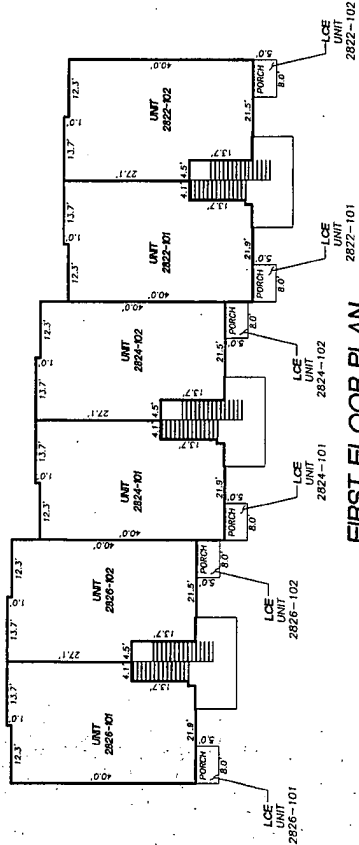
PART OF LOT ONE OF CERTIFIED SURVEY MAP NO. 11735, RECORDED IN VOLUME 72 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 13-16 AS DOCUMENT NUMBER 4182482, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWN 7 NORTH, RANGE 8 EAST, CITY OF MIDDLETON, DANE COUNTY, WISCONSIN

Unit	Areas in Square Feet		Total
	Garage/Storage	Living Area	
2822-101	521	997	1518
2822-102	521	1046	1567
2822-201	378	999	1377
2822-202	378	999	1377
2824-101	521	997	1518
2824-102	521	1046	1567
2824-201	378	999	1377
2824-202	378	999	1377
2826-101	521	997	1518
2826-102	521	1046	1567
2826-201	378	999	1377
2826-202	378	999	1377

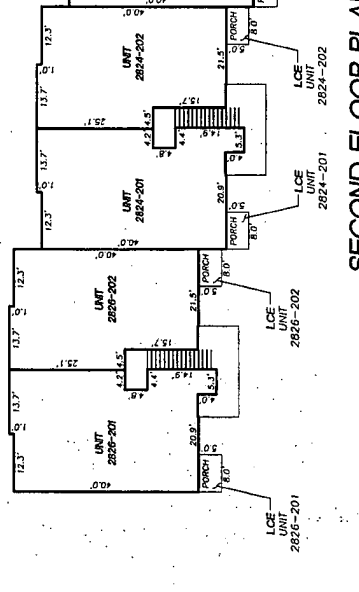


**BASEMENT PLAN**

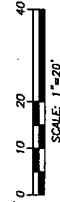
- NOTES**
1. REPAIRS ARE BASED ON DANE COUNTY CERTIFIED SURVEY MAP NUMBER 11735.
  2. FIELD WORK PROVIDED BY ADVISORY SURVEY & DESIGN, INC. DATE: 11/11/2011.
  3. ALL AREAS AND FEATURES OF THE CONDOMINIUM ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED AS UNITS.
  4. UNIT FLOOR PLANS AND AREA COMPUTATIONS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT DIMENSIONS AS SET FORTH IN THE CONDOMINIUM DECLARATION.
  5. PORCHES AND PATIOS ATTACHED TO A UNIT ARE LIMITED TO COMMON ELEMENTS RESERVED FOR THE USE OF THAT UNIT.



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



PROJECT NO.:	05-2822	SUBMITTED BY:	SD
FILE NO.:	D-33	DRAWN BY:	SD
REVISION/PC:	18/7/20-32	CHECKED BY:	JRS
		APPROVED BY:	JPL

PREPARED FOR:  
WHISPERING PINES  
1018 GARDNER LANE  
SUITE 100  
MIDDLETON, WISCONSIN 53719

PREPARED BY:  
**JSD**  
Judson Survey & Design, Inc.  
1670 W. WISCONSIN AVENUE  
MIDDLETON, WISCONSIN 53525