

**WHISPERING PINES CONDOMINIUM HOMES**  
**2832-2834-2836 Pleasant View Road**  
**Middleton, Wisconsin 53562**

**CONDOMINIUM DISCLOSURE MATERIALS**

This booklet contains materials required by Wisconsin Law to be disclosed to prospective purchasers of condominium units at Whispering Pines Condominium Homes before the units are first offered for public sale. This information is provided for your protection and assistance. You should be sure to read it carefully.

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DECLARANT:  
Whispering Pines Condominiums LLC  
1018 Gammon Lane, Suite 100  
Madison, Wisconsin 53719

DECLARANT'S AGENT:  
The Ellefson Companies LLC  
1018 Gammon Lane, Suite 100  
Madison, Wisconsin 53719

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THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY, CONSULT THE DISCLOSURE DOCUMENTS TO WHICH THE PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

YOU MAY AT ANY TIME WITHIN FIVE(5) BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN FIVE(5) BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR ANY MISSING DOCUMENTS. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY AT ANY TIME WITHIN FIVE(5) BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

**RECEIPT**

The undersigned hereby acknowledges receipt of a copy of the Condominium Disclosure Materials for Whispering Pines Condominiums, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Signature

# WHISPERING PINES CONDOMINIUM HOMES

2822, 2824 and 2826 Pleasant View Road

Middleton, Wisconsin 53562

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YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR ANY MISSING DOCUMENTS. IF YOU TIMELY DELIVER A REQUEST FOR MISSING DOCUMENTS YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE

RECEIPT

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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

*Cheryl Zellmer*  
Dane County Planning and Development

***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>Dwelling Unit Number</b>	<b>Common Element Ownership</b>	<b>Share of Common Expense (Excluding Parking Unit Charges)</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%
	<hr/> 100%	<hr/> 100%

<u>Parking Unit Number</u>	<u>Common Element Ownership</u>	<u>Parking Unit Charges<sup>1</sup></u>
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.



