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Tx:4422228

**1061624**

**BETH PABST**  
**REGISTER OF DEEDS**  
**ST. CROIX CO., WI**  
**RECEIVED FOR RECORD**  
**02/27/2018 02:30 PM**  
**EXEMPT #:**  
**REC FEE 30.00**  
**PAGES: 18**

Document No.

**DECLARATION OF  
CONDOMINIUM**

Return to:  
Willow River Joint Venture, LLP  
PO Box 445  
New Richmond, WI 54017

261-1260-70-100

Parcel Numbers

**DECLARATION OF CONDOMINIUM**

This Declaration is made pursuant to the Condominium Ownership Act of the State of Wisconsin by Willow River Joint Venture, LLP, a Wisconsin limited partnership, (hereinafter "Declarant").

**ARTICLE I**

**SUBMISSION OF PROPERTY**

Declarant hereby submits the land owned by it described in attached Exhibit "1", also shown on the Condominium Plat ("Plat") a copy of said plat being attached as Exhibit "2", together with the buildings and improvements to be erected thereon, to the provisions of the Condominium Ownership Act, Chapter 703 of the Wisconsin Statutes. The 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 this declaration. All provisions of this declaration shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the property.

## **ARTICLE II**

### **NAME**

The name of the Condominium created by this Declaration (the "Condominium") is Paperjack Bend Condominium and the initial address of the association is 1505 Highway 65, PO Box 445, New Richmond, Wisconsin 54017.

## **ARTICLE III**

### **DURATION**

The period of existence shall be perpetual.

## **ARTICLE IV**

### **DEFINITION**

Unless the context of this Declaration required otherwise, the definitions of the words used, in the Bylaws, and in any other documents executed pursuant to this Condominium Declaration shall be those set forth in Wisconsin Statutes Chapter 703.

## **ARTICLE V**

### **DESCRIPTION OF UNITS**

The location of the Units constructed and to be constructed on the property is described and shown on Exhibit "2" and is incorporated by reference as a portion of this Condominium Declaration. All of the buildings on the property are "duplexes," each consisting of two Units. Each Unit consists of two bedrooms, two bathrooms, kitchen, dining, laundry, and family room on the main level. All of the Units have full basements that may be finished to include another 2 bedrooms, exercise room, a bathroom, wet bar and rec room area, and unfinished storage. All the Units have a deck. Each Unit has a two-car garage. All Units are constructed of wood and concrete. Each of the buildings to be constructed on the property will have a similar design and layout to other Units in the property.

## **ARTICLE VI**

### **THE UNITS**

The Condominium shall have 10 Units (individually a "Unit" and collectively the Units"), two Units in each building. The Units are numbered as shown on the plat and Exhibit "2".

Each future owner of a Unit shall be entitled to the exclusive ownership and possession of his or her Unit in accordance with the terms of this Declaration. Each Unit, together with its undivided interest in the common area and facilities, shall for all purposes constitute real property.

The location, approximate area, number of rooms and immediate limited common area to which each Unit has access is set forth in Exhibit 3. The legal description of each Unit shall consist of its Unit number. Every deed, lease, mortgage or other document may describe a Unit by its identifying number as shown on the Plat and Exhibit "2", and such description shall be good and sufficient for all purposes. No Unit may subdivide his or her Unit smaller than that shown on Exhibit 3. Each Unit shall consist of the space enclosed and bounded by the interior surfaces of the floors and ceilings and perimeter walls of such Unit, subject to any encroachment created by settlement or moving of the building, or permissible repairs or modifications which are deemed valid easements for the benefit of such Unit owners, or the common element, as the case may be, excepting such as may be created by willful conduct.

## **ARTICLE VII**

### **DESCRIPTION OF COMMON ELEMENTS AND FACILITIES**

The common elements and facilities ("Common Elements") shall consist of all of the property designated on the said Plat and also shown on Exhibit "2" as Common Elements or common areas.

All easements and rights described herein are appurtenant running with the land, perpetual, binding on the undersigned, its successors and assigns, and where designated as Common Elements and facilities, shall constitute such Common Elements and facilities pursuant to this Condominium Declaration.

## **ARTICLE VIII**

### **DESCRIPTION OF LIMITED COMMON ELEMENTS**

The limited common elements and facilities, if any, shall consist of all of the property designated on the Plat and Exhibit "2" as limited areas which shall be for the exclusive use of the Unit owner whose Unit abuts on such limited common element. The limited common element shown on the Plat and Exhibit "2" as limited common element "A" is reserved for future construction of a garage by any Unit owner(s). The garage may be constructed by any Unit owner, at their expense, and the garage shall then be for the exclusive use of that Unit which constructed the garage. Multiple Unit owners may build the garage together and in that event the garage will be for the exclusive use of all Unit owners who built the garage together.

## **ARTICLE IX**

### **PERCENTAGE INTERESTS**

The percentage of undivided interest in the common elements and facilities appertaining to each Unit and its own for all purposes, including voting, shall be one-tenth (1/10<sup>th</sup>) of the total Units. The owner or owners of each Unit shall have but one vote per Unit. There shall be a total of 10 votes. The percentage of undivided interest in the common elements is equal for each Unit.

Each Unit owner shall own an undivided interest, in the percentages hereinbefore set forth, in the common elements and facilities as a tenant in common with all other Unit owners, and, except as may otherwise be limited in this Declaration, shall have the right to use and occupy the common elements and facilities for all purposes incident to the use and occupancy of his or her Unit as a place of residence, including the right to vote as hereinafter set forth, and such incidental uses permitted by this Declaration, which right shall be appurtenant to and run with his or her Unit.

The building and premises, including all individual Units, are to be used solely for residential purposes in strict conformity with the restrictions and covenants provided herein.

## **ARTICLE X**

### **CONDOMINIUM ASSOCIATION**

Each Unit owner at the time of purchase of a Unit, whether such Unit owner consists of one or more persons, or a corporate entity, shall become one of the members of the Association and shall be entitled to the rights, privileges and responsibilities of the Association of Unit owners, for each such purchase without further affirmative action on the part of such Unit owner, or notice on the part of the Association. Each member (Unit owner whether one or more persons) shall have one vote per Unit. A sale or transfer of any kind of such Unit shall terminate membership without further notice or action. The term "Association" as used herein shall mean all of the Unit owners acting in a group in accordance with the terms of this Declaration and the Bylaws of Paperjack Bend Condominium Association. If any Unit is owned by more than one person, the voting rights with respect to such Unit shall not be divided but shall be exercised as if the Unit owners consist of only one person in accordance with the proxy or other designation made by the persons constituting the Unit owner.

Declarant's obligation to pay Condominium dues on the Units under construction or to be constructed on the property and expansion property does not commence until actual completion of construction of the Unit or Units. Other Unit's owner's obligation to pay dues commences when they acquire ownership of the Unit.

A Unit owner who is in default in payment of Condominium dues or assessments shall lose the right to vote on Association matters as long as the Association filed a Condominium lien for said dues or assessments. Upon payment of the Condominium lien, the owner's right to vote shall be immediately restored.

## **ARTICLE XI**

### **AGENT FOR SERVICE OF PROCESS**

The agent of the association designated for the purpose of receiving service of process shall be Ronald L. Derrick, 1505 Highway 65, PO Box 445, New Richmond, Wisconsin 54017. This association of Unit owners may designate a successor to such person authorized to receive service of process by majority vote of the Unit owners present at a duly constituted meeting of this Association.

## **ARTICLE XII**

### **DAMAGE OR DESTRUCTION**

In case of damage or destruction of all or part of the property, the insurance proceeds, if sufficient to reconstruct the building, shall be applied to such reconstruction. Reconstruction, as used in this Article, means restoring the building to substantially the same condition in which it existed prior to the fire or disaster, with each Unit and the common areas and facilities having the same vertical and horizontal boundaries as before.

In case of damage or destruction of all or part of the property if the insurance proceeds are not sufficient to reconstruct the building, then the association of Unit owners, by the affirmative vote of two-thirds of the Unit owners, shall determine whether to reconstruct all of the property so damaged. If the Unit owners decide so to construct, all of such insurance proceeds shall be applied to such reconstruction, and the balance of the cost thereof shall be a common expense. If, within 90 days of the date of the damage or destruction to all or part of the property, it is not so determined to reconstruct, then Section 703 of the Wisconsin Condominium Ownership Act shall be applicable.

### **ARTICLE XIII**

#### **EASEMENTS AND ENCROACHMENTS**

Easements are hereby declared and granted 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, and electrical conduits and wires and equipment over, under, along and on any part of the common elements and facilities or limited common elements and facilities as they exist on the date of the recording hereof.

### **ARTICLE XIV**

#### **SALE LEASING OR OTHER ALIENATION**

- (a) In the event any Unit or interest therein is sold at a judicial or execution sale (other than a mortgage foreclosure sale) the person acquiring title through such sale shall, before taking possession of the Unit so sold, give thirty (30) days written notice to the Board of his intention so to do, whereupon the members of the Board, and their successors in office, shall have an irrevocable option to purchase such Unit or interest therein at the same price for which it was sold at said sale. If said option is not exercised within said thirty (30) days after receipt of such notice it shall thereupon expire and said purchaser may thereafter take possession of the Unit. The Board shall be deemed to have exercised its option if it tenders the required sum of money to the purchaser within said thirty (30) day period.
- (b) In the event any Unit owner shall default in the payment of any monies required to be paid under the provisions of any mortgage or trust deed against his or her Unit, the Board shall have the right to cure such default by paying the amount so owing to the party entitled thereto and shall thereupon have a lien therefore against such Unit ownership, which lien may be foreclosed in like manner as a lien for unpaid common expenses as provided in the Condominium Ownership Act.
- (c) The board shall not exercise any option hereinabove set forth to purchase any Unit without the prior written unanimous consent of the Unit owners. The members of the Board, or their duly authorized representatives, may bid to purchase to any auction or sale of the Unit or interest therein of any Unit owner, deceased or living, which said sale is held pursuant to an order or direction of a court upon the prior written unanimous consent of the Unit owners, which said consent shall set forth a maximum price which the Board is authorized to bid and pay for said Unit or interest therein.
- (d) Upon the written consent of all of the members of the Board, any option contained in this Article may be released or waived and the Unit or interest therein which is subject to an option set forth in this paragraph may be sold, conveyed, leased, given or devised free and clear of the provisions of this paragraph.

- (e) Acquisitions of Units or interests therein under the provisions of this Article shall be by unanimous consent of the Board and the Board, in its discretion, may borrow money to finance the acquisition as authorized as pursuant to this paragraph, provided, however, that no financing may be secured by an encumbrance or hypothecation of any portion of the property described in this Declaration other than the Unit or interest therein to be acquired.
- (f) Units or interests therein acquired pursuant to the terms of this Article shall be held of record in the name of the President of the Association of Unit Owners in trust for the use and benefit of all the Unit owners in proportion to their ownership interest.
- (g) Notwithstanding the provisions of this Article any mortgagees that acquire title to any Unit by reason of any default in any mortgage placed against any Unit, is not bound by this Article regarding sale, leasing or other alienation by such mortgage in the use of disposition of such Unit.

## **ARTICLE XV**

### **ENTRY THE BOARD**

The Board or its agents or employees shall have the irrevocable right to enter and may enter any Unit at reasonable times as may be necessary in connection with any painting, maintenance, repair, replacement or reconstruction for which the Board is responsible or which the Board has the right or duty to do pursuant to this Declaration. Such entry shall be made with the minimum inconvenience to the Unit owners as is practicable, and any damage caused thereby shall be repaired by the Board at the expense of the maintenance fund.

## **ARTICLE XVI**

### **VIOLATION OF DECLARATION**

The violation of any restriction or condition or regulation adopted by the Board or the breach of any covenant or provision herein contained or contained in the Condominium Ownership Act, shall give the Board the right, in addition to any other rights provided for in this Declaration: (a) to enter upon the Unit, or any portion of the property upon which, or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit owner, any structure, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and the Board, or its employees or agents, shall not thereby be deemed guilty in any manner of trespass, or (b) enjoin, abate, or remedy by appropriate legal proceedings, either by law or in equity, the continuance of any breach.

Furthermore, if any Unit owner (either by his own conduct or by the conduct of any other occupant of his or her Unit) shall violate any of the covenants of this Declaration or the regulations adopted by the Board and such violations shall continue for thirty (30) days after notice in writing from the Board or shall occur during any thirty (30) day period after written notice or request to cure such violation from the Board, then the Board shall have the power to issue to the defaulting Unit owner a ten (10) day notice in writing to terminate the rights of the said defaulting Unit owner to continue as a Unit owner and to continue to occupy, use or control his Unit and thereupon an action in equity may be filed by the Board against the defaulting Unit owner for a decree of mandatory injunction against the Unit owner or occupants, or subject to the prior consent in writing of any mortgagee having a security interest in the Unit of the defaulting Unit owner, which consent shall not be unreasonably withheld, in the alternative a decree declaring the termination of the defaulting Unit owner's right to occupy, use or control the Unit owned by him or her on

account of the breach of covenant and ordering that all the right, title and interest of the Unit owner in the property shall be sold (subject to the lien of any existing mortgage) at a judicial sale upon such notice and terms as the court shall establish, except that the court shall enjoin and restrain the defaulting Unit owner from reacquiring his or her interest as such judicial sale or by virtue of the exercise of any right of redemption which may be established. The proceeds of any such judicial sale shall first be paid to discharge court costs, court reporter charges, reasonable attorney fees and all other expenses of the proceeding and sale, and all such items shall be taxed against the defaulting Unit owner in said decree. Any balance of proceeds after satisfaction of such charges and any unpaid assessments hereunder or any liens shall be paid to the Unit owner. Upon the confirmation of such sale, the purchaser thereof shall thereupon be entitled to a deed to the Unit and immediate possession of the Unit sold and may apply to the court for a writ of assistance for the purpose of acquiring such possession, and it shall be a condition of any such sale, and the decree shall so provide, that the purchaser shall take the interest in the property sold subject to this Declaration.

## **ARTICLE XVII**

### **INCORPORATION**

The Declarant or the Board, upon affirmative vote of the majority of the Unit owners, at any time hereafter, cause the formation of a Wisconsin non-profit corporation, incorporating the initially unincorporated Paperjack Bend Condominium Association for the purpose of facilitating the administration and operation of the property herein described or may join with compatible associations for such purpose, and in such event:

- (a) The Articles of Incorporation of such corporation shall not be inconsistent with this Declaration and the name of such corporation shall be Paperjack Bend Condominium Association, Inc., or a derivation thereof.

## **ARTICLE XVIII**

### **FAILURE TO ENFORCE**

No terms, obligations, covenants, conditions, restrictions, or provisions imposed hereby or contained herein shall be abrogated or waived by any failure to enforce the same, no matter how many violations or breaches may occur.

## **ARTICLE XIX**

### **NOTICES**

Notices required or permitted to be given to the Board or any Unit owner may be delivered to any member of the Board or such Unit owner either personally or by mail addressed to such Board member or Unit owner at his Unit. Notices required to be given to any devisee or personal representative of a deceased Unit owner may be delivered, either personally or by mail to such party at his or its address appearing in the records of the court wherein the estate of such deceased owner is being administered.

## **ARTICLE XX**

### **SEVERABILITY**

The invalidity of any restrictions hereby imposed, or of any provisions hereof, or of any part of such restriction or provision, shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Declaration and all of the terms hereof declared to be severable.

## **ARTICLE XXI**

### **RESTRICTIONS AND COVENANTS**

The undersigned Developer does hereby covenant with all persons who may purchase parcels of land from it in the property described in this declaration, that there shall be imposed on all of said parcels in the deeds of conveyance from the undersigned, as Covenants to run with the land, the following restrictions:

- (a) Each Unit shall be used for residential purposes only
- (b) No industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, exploration, or otherwise, shall be conducted, maintained, or permitted on any part of the property. No "For Sale" or "For Rent" signs, advertising, or other displays shall be maintained or permitted on any part of the property except at such location and in such form as shall be determined by the Board. The right is reserved by the Declarant or its agent or agents, to place "For Sale" or "For Rent" signs on any unsold or unoccupied Units, and on any part of the common elements and facilities, and the right is hereby given to any mortgagee, who may become the owner of any Unit, to place such signs on any Unit owned by such mortgagee. The Declarant shall have the right to use any unsold Unit or Units for sales or display purposes.
- (c) There shall be no obstruction of the common elements or facilities, nor shall anything be stored in the common elements or facilities without the prior consent of the Board except as herein expressly provided. Each Unit owner shall be obligated to maintain and keep his own Unit, its windows, and doors, and the patio for the use of his or her Unit in good, clean order and repair. No Unit owner shall do any work that jeopardizes the soundness or safety of the property, reduces the value thereof, or impairs any easement or hereditament without first obtaining unanimous consent of all other Unit owners.
- (d) Nothing shall be done or kept in any Unit or in the common areas or facilities which will increase the rate of insurance on the building, or contents thereof, applicable or residential use, without the prior written consent of the Board. No Unit owner shall permit anything to be done or kept in his Unit or in the common elements or facilities which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law. No waste shall be committed in the common areas or facilities.
- (e) Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the building and no sign, awning, canopy, shutter, radio or television antenna shall be affixed to or places upon exterior walls or roof or any part thereof, without the prior consent of the Board.



- (f) No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Unit or in any part of the property, except that one dog, cat, or other household pet, not to exceed seventy-five (75) pounds per animal may be kept in Units, subject to rules and regulations adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purposes and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days written notice from the Board.
- (g) No noxious or offensive activity shall be carried on in any Unit or in the property, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit owners or occupants.
- (h) Nothing shall be done in any Unit or in, on or to the common areas or facilities which will impair the structural integrity of the building or which would structurally change the building except as otherwise provided herein.
- (i) No Clothing, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the common areas or facilities. The common element and facilities shall be kept free and clear of rubbish, debris, and other unsightly materials. No house trailers, motor homes, campers, boats, trailers or snowmobiles may be stored on the premises at any time.
- (j) Nothing shall be altered or constructed in or removed from the common elements or facilities, except upon the written consent of the Board.
- (k) No fencing shall be erected except with permission of the Board and then in such manner and form as is uniform and consistent for all Units and with approval of the Board of Directors.
- (l) The Board of Directors by unanimous consent may impose such additional restrictions and covenants as they may deem advisable.

## **ARTICLE XXII**

### **CONSTRUCTION**

The provisions of this Declaration shall be liberally constructed to effectuate its purpose of creating a uniform plan for the development and operation of a first-class Condominium apartment development.

## **ARTICLE XXIII**

### **AMENDMENTS**

Unless otherwise provided above, the provisions of this Declaration may be amended, changed or modified by an instrument in writing setting forth such amendment, change or modification, signed and acknowledged by at least seventy-five (75%) percent of the Unit owners and containing an affidavit of an officer of the Board certifying the authenticity of such amendment, and that a copy of such amendment, change or modification has been mailed by certified mail to all mortgagees having a bona fide lien of



**EXHIBIT "1":**

**PAPERJACK BEND CONDOMINIUM**

**DESCRIPTION:**

Lot 1 of a Certified Survey Map recorded in Volume 28 Page 6343 of said Maps as Document Number 1047216 at the Register of Deeds Office, St. Croix County, Wisconsin. Containing 3.41 Acres.

# EXHIBIT "2"

## PAPERJACK BEND CONDOMINIUM A CONDOMINIUM PLAT

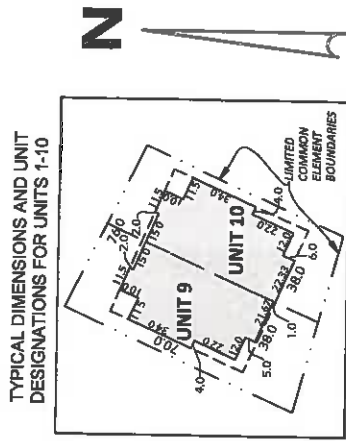
CITY OF NEW RICHMOND, ST. CROIX COUNTY

### LEGEND

- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- EXISTING 10' UTILITY EASEMENT

### CURVE DATA TABLE

NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	15.00'	42°50'00"	N67°50'24"E	10.95'	11.21'
C2	60.00'	223°32'37"	N21°48'17.5"W	111.44'	234.09'



TYPICAL DIMENSIONS AND UNIT DESIGNATIONS FOR UNITS 1-10

SCALE IN FEET 1" = 50'

### DESCRIPTION:

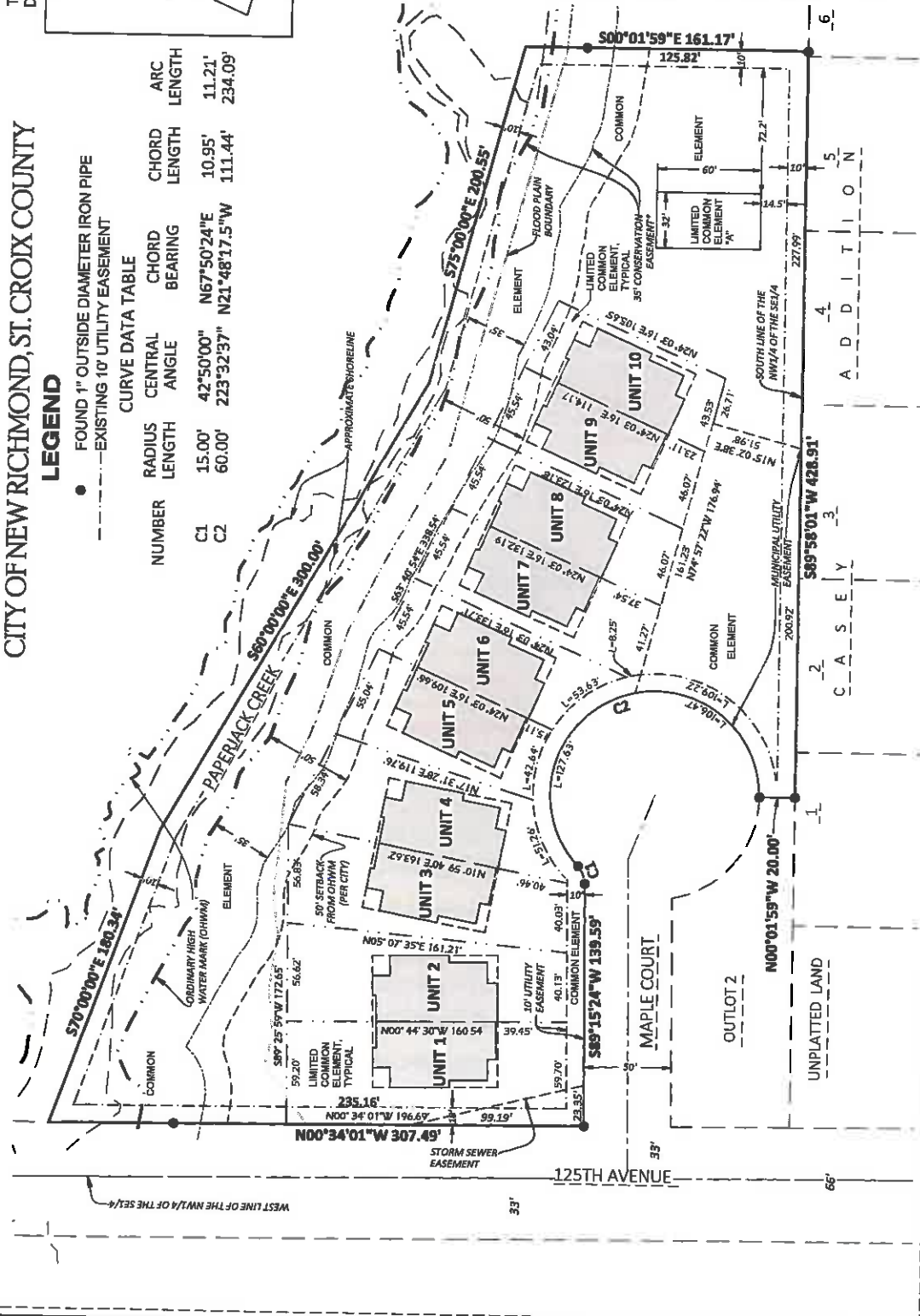
Lot 1 of a Certified Survey Map recorded in Volume 28 Page 6343 of said Maps as Document Number 1047216 at the Register of Deeds Office, St. Croix County, Wisconsin, Containing 3.41 Acres.

I, TY R. DODGE, WISCONSIN PROFESSIONAL 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.

Ty R. Dodge  
 TY R. DODGE P.L.S. NO. 2484  
 AUTH. CONSULTING AND ASSOCIATES  
 2920 ENLOE STREET SUITE 101  
 HUDSON WI 54016  
 aauthconsulting.com  
 02/13/2018  
 DATE



UNIT AREAS:  
 ODD UNITS: 2420 SQ. FT.  
 EVEN UNITS: 2375 SQ. FT.



C A S E Y 3  
 A D D I T I O N 5  
 6



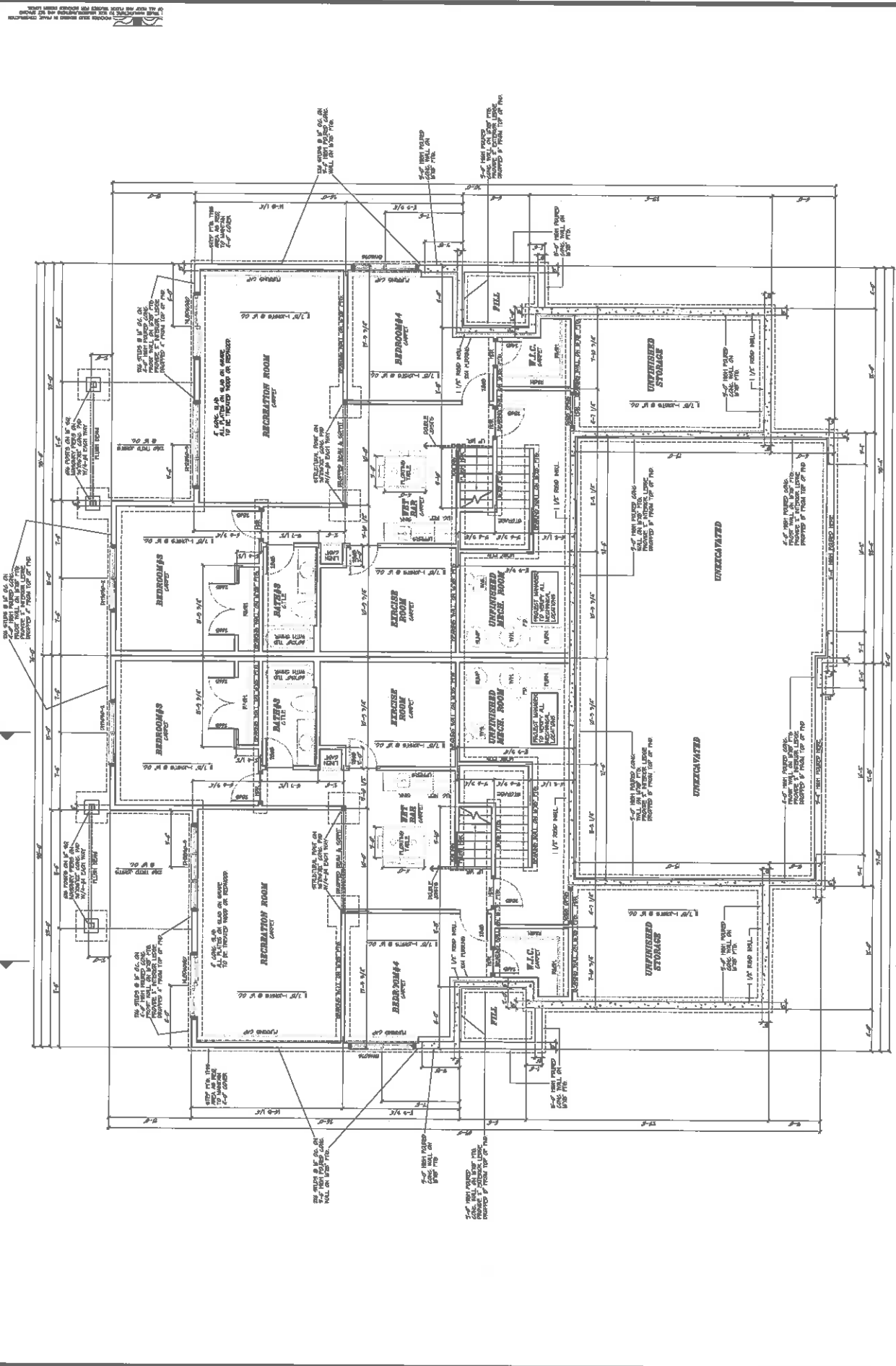
**DISTINCTIVE DESIGNERS**  
**INC. OF WISCONSIN**  
 1000 N. KANAWHA BLVD.  
 MILWAUKEE, WISCONSIN 53233  
 TEL: 414-333-1100  
 FAX: 414-333-1101

**DERRICK HOMES 715-246-2320**  
**PAPERJACK BEND CONDOS (WALK-OUT CONDITION)**  
 NEW RICHMOND, WISCONSIN

Muhlenpoth &  
 Associates  
 ARCHITECTS  
 1000 N. KANAWHA BLVD.  
 MILWAUKEE, WI 53233-1100  
 TEL: 414-333-1100  
 FAX: 414-333-1101

ISSUE DATE: 09-01-17  
 REVISIONS:  
 JOB NUMBER: 72117  
 DRAWN BY: M. WORTH

SHEETS  
**2 of 5**



**LOWER LEVEL PLAN, UNIT-B**  
 1706 SQ. FT. TOTAL  
 1208 SQ. FT. FINISHED  
 1/4" = 1'-0"

**LOWER LEVEL PLAN, UNIT-A**  
 1706 SQ. FT. TOTAL  
 1208 SQ. FT. FINISHED  
 1/4" = 1'-0"



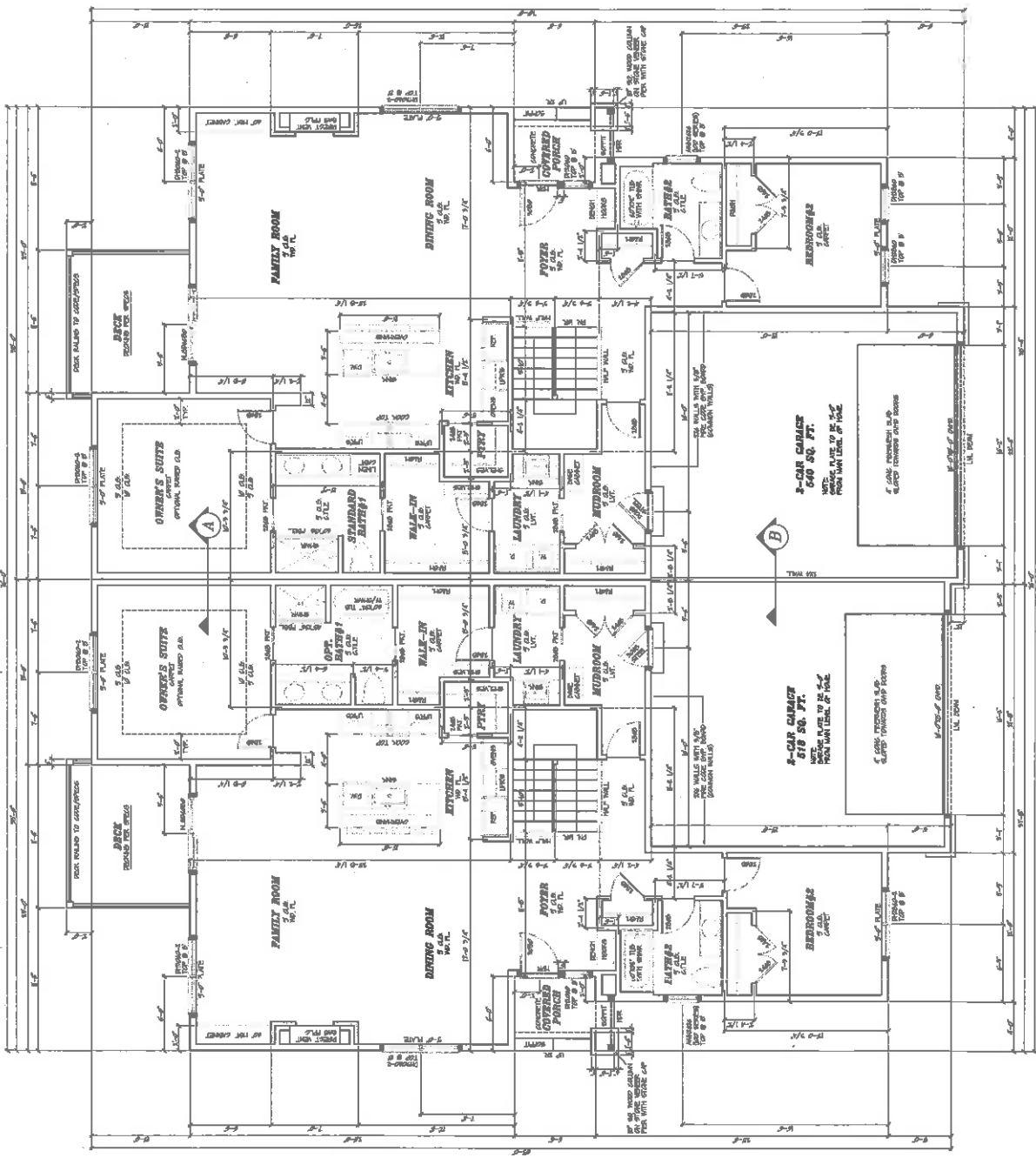
**DISTINCTIVE DESIGNS INC. OF WIS. INC.**  
 1400 W. WISCONSIN AVENUE  
 MILWAUKEE, WISCONSIN 53233  
 PHONE: 414-353-7000  
 FAX: 414-353-7001

**DERRICK HOMES 715-246-2320**  
**PAPERJACK BEND CONDOS (WALK-OUT CONDITION)**  
 NEW RICHMOND, WISCONSIN

**Mullenpoth & Associates**  
 ARCHITECTS  
 1000 N. MILWAUKEE AVENUE  
 MILWAUKEE, WI 53233  
 PHONE: 414-353-7000  
 FAX: 414-353-7001

ISSUE DATE: 08-01-17  
 REVISIONS:  
 JOB NUMBER: 7217  
 DRAWN BY: M. MORIN

SHEET  
**3 of 5**



**MAIN LEVEL PLAN**  
**UNIT-B 1706 SQ. FT.**  
 1/4" = 1'-0"

**MAIN LEVEL PLAN**  
**UNIT-A 1706 SQ. FT.**  
 1/4" = 1'-0"



ARCHITECT: DISTINCTIVE DESIGNS  
 INC. OF ILLINOIS  
 1000 N. LAUREL ROAD  
 DEERFIELD, ILL. 60015  
 PHONE: 847-940-5888

THESE DRAWINGS ARE THE PROPERTY OF DISTINCTIVE DESIGNS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF DISTINCTIVE DESIGNS, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS.

**DERRICK HOMES 715-246-2320**  
**PAPERJACK BEND CONDOS (WALK-OUT CONDITION)**  
 NEW RICHMOND, WISCONSIN

Muhlenpoh &  
 Associates  
 1000 N. LAUREL ROAD  
 DEERFIELD, ILL. 60015  
 PHONE: 847-940-5888

THESE DRAWINGS ARE THE PROPERTY OF MUHLENPOH & ASSOCIATES, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF MUHLENPOH & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS.

ISSUE DATE: 08-01-17

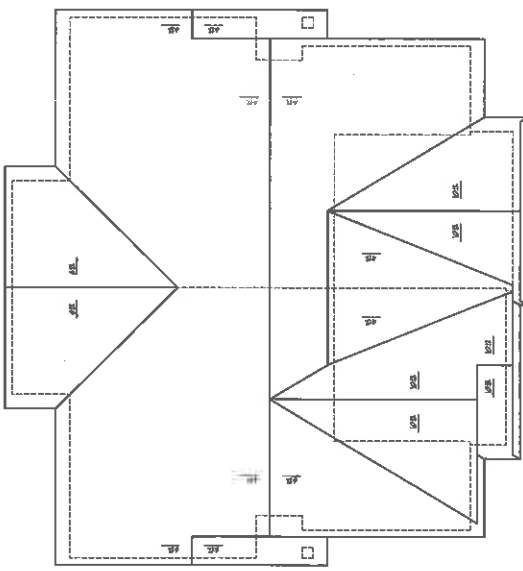
REVISIONS:

JOB NUMBER: 23117

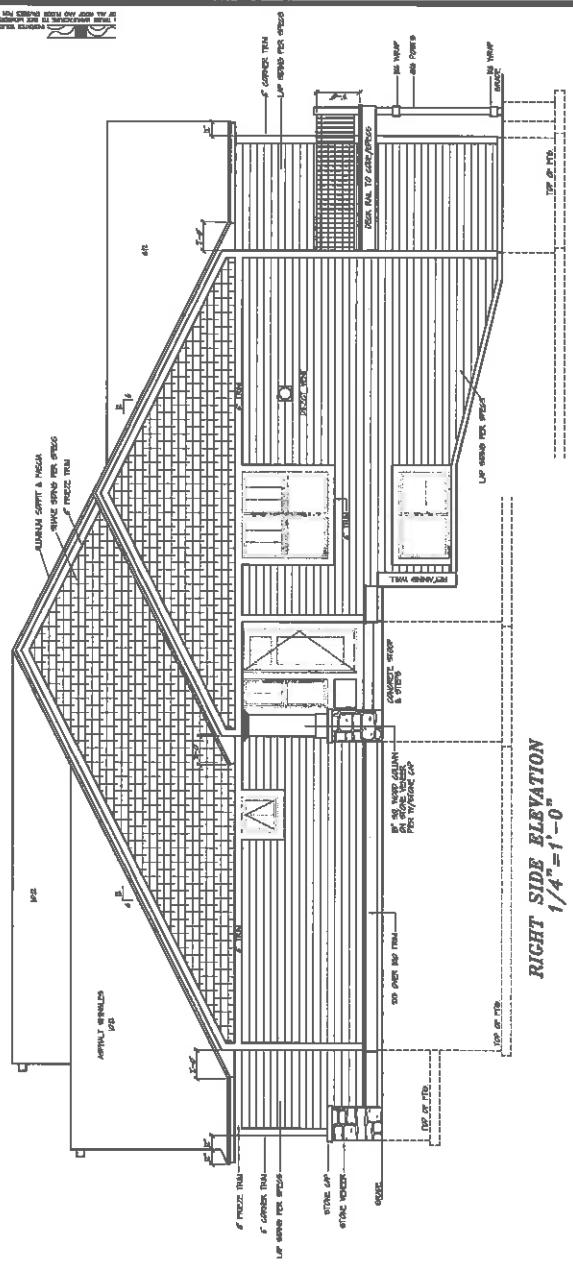
DRAWN BY: M. MORTON

SHEETS:

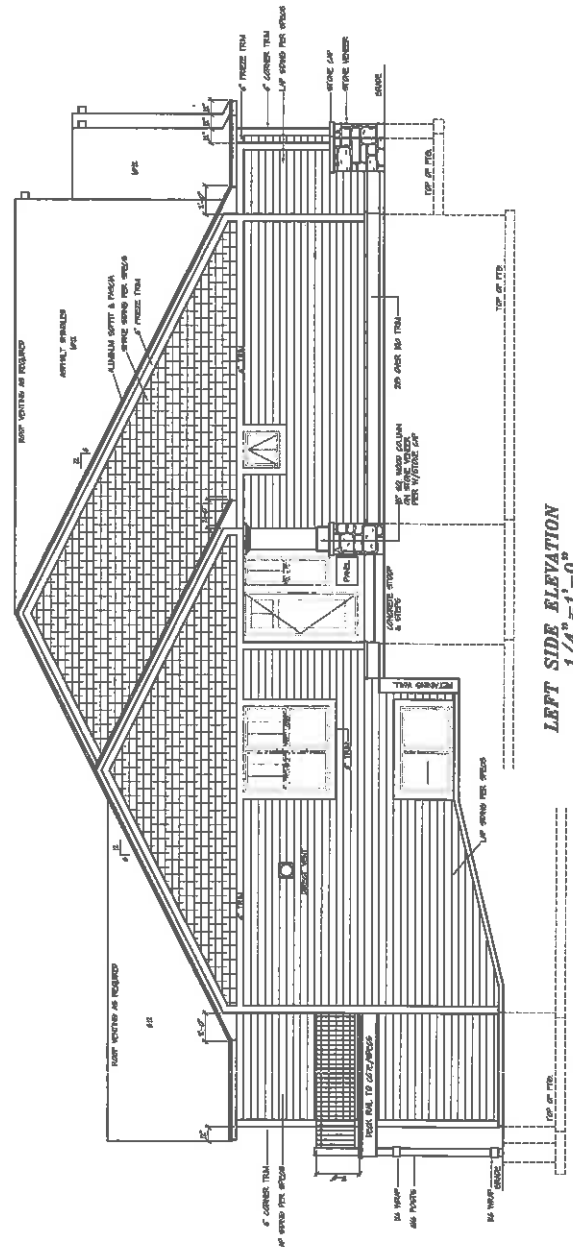
4 of 5



**ROOF PLAN**  
**1/8"=1'-0"**



**RIGHT SIDE ELEVATION**  
**1/4"=1'-0"**



**LEFT SIDE ELEVATION**  
**1/4"=1'-0"**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.





Paperjack Bend Condo  
Exhibit 4

Unit #	Address
1	653 Maple Court
2	651 Maple Court
3	647 Maple Court
4	645 Maple Court
5	639 Maple Court
6	637 Maple Court
7	621 Maple Court
8	619 Maple Court
9	611 Maple Court
10	609 Maple Court