

Resolution of the Board of Directors of
Winbrook Townhouse Condominium
Association, Inc.

Document Number

Document Title

See attached

Recording Area

Name and Return Address

Joel D. Schlitz
Mudge, Porter, Lundeen & Seguin, S.C.
110 Second Street
Hudson, WI 54016

See attached

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

Legal Descriptions

Unit A, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-30-000)

Unit B, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-40-000)

Unit C, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-50-000)

Unit D, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-60-000)

Unit E, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-70-000)

Unit F, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-80-000)

Unit G, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium

Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-90-000)

Unit H, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-95-000)

Unit I, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-10-000)

Unit J, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-20-000)

Unit K, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-30-000)

Unit L, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-40-000)

Unit M, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-50-000)

Unit N, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-60-000)

Unit O, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-70-000)

Unit P, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-80-000)

Unit Q, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-90-000)

Unit R, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-95-000)

Unit S, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-10-000)

Unit T, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in

the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-20-000)

Unit U, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-30-000)

Unit V, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-40-000)

Unit W, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-50-000)

Unit X, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-60-000)

Unit Y, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-70-000)

Unit Z, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-80-000)

Unit AA, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and

recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-90-000)

Unit BB, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-95-000)

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WINBROOK TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED, constituting all members of the Board of Directors of WINBROOK TOWNHOUSE CONDOMINIUM, INC., hereinafter referred to as the ("Corporation"), do this 30 day of May, 2018, formally acknowledge the Amendment to the Corporation's Bylaws, and do this day waive a physical meeting in accordance with Wisconsin Statutes and the Bylaws of the Corporation and consent to the adoption of the following Resolution with the same force and effect as if such Resolution was adopted at a special meeting of the Board of Directors.

WHEREAS, this meeting has been called for the purpose of acknowledging:

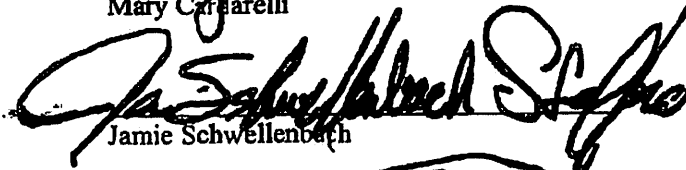
- That a vote of the members of the Corporation took place at the annual meeting duly noticed and called, in part, for the purpose of amending the Corporation's Bylaws on December 3, 2014;
- That a quorum was present at the meeting in person or by proxy;
- That the language of Section 24 of the Bylaws formerly read as follows:
 - o These by-laws may be amended at any time, by a vote of 25 of the units owners, but no amendment shall be inconsistent with the provisions of Chapter 703 of the Wisconsin Statutes.
- That the language Section 24 of the Bylaws was amended to read as follows:
 - o These by-laws may be amended at any time, by having two thirds of the total votes in writing of the units owners, but no amendments shall be inconsistent with the provisions of Chapter 703 of the Wisconsin Statutes.
- It passed by a written vote of 25 of 28 members.

RESOLVED, We hereby acknowledge that the Corporation's Bylaws were effectively amended accordingly on December 3, 2014.

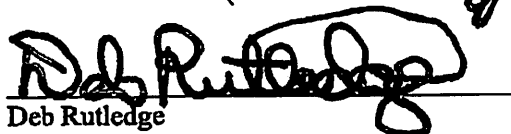
The undersigned certify that they constitute all of the Board of Directors, and that the above-Resolution was passed by unanimous affirmative vote.



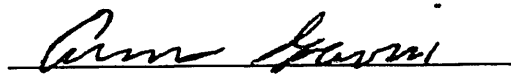
Mary Cardarelli



Jamie Schwellenbach



Deb Rutledge



Ann Gavin

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WINBROOK TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED, constituting all members of the Board of Directors of WINBROOK TOWNHOUSE CONDOMINIUM, INC., hereinafter referred to as the ("Corporation"), do this 30 day of May, 2018, formally acknowledge the Amendment to the Corporation's Bylaws, and do this day waive a physical meeting in accordance with Wisconsin Statutes and the Bylaws of the Corporation and consent to the adoption of the following Resolution with the same force and effect as if such Resolution was adopted at a special meeting of the Board of Directors.

WHEREAS, this meeting has been called for the purpose of acknowledging:

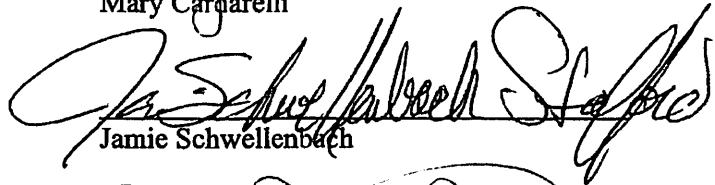
- That a vote of the members of the Corporation took place at the annual meeting duly noticed and called, in part, for the purpose of amending the Corporation's Bylaws on December 3, 2014;
- That a quorum was present at the meeting in person or by proxy;
- That the language of Section 24 of the Bylaws formerly read as follows:
 - o These by-laws may be amended at any time, by a vote of 25 of the units owners, but no amendment shall be inconsistent with the provisions of Chapter 703 of the Wisconsin Statutes.
- That the language Section 24 of the Bylaws was amended to read as follows:
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- It passed by a written vote of 25 of 28 members.

RESOLVED, We hereby acknowledge that the Corporation's Bylaws were effectively amended accordingly on December 3, 2014.

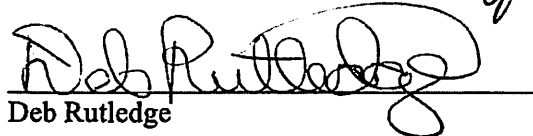
The undersigned certify that they constitute all of the Board of Directors, and that the above-Resolution was passed by unanimous affirmative vote.



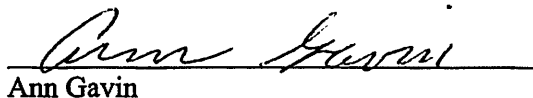
Mary Cardarelli



Jamie Schwellenbach



Deb Rutledge



Ann Gavin

**MUDGE,
PORTER,
LUNDEEN &
SEGUIN, S.C.**

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A Professional Service Corporation

Attorneys Licensed in Wisconsin* and Minnesota+

September 10, 2018

Barry C. Lundeen**
D. Peter Seguin*
Lisa A. Wiebusch**
Rose M. Allen**
Joel D. Schlitz**

Retired:
Robert W. Mudge
Joel D. Porter

Beth Pabst
St. Croix County Courthouse
Register of Deeds
1101 Carmichael Road
Hudson, WI 54016

Re: Recording Resolution

Dear Ms. Pabst:

Enclosed please find a Resolution of the Board of Directors of Winbrook Townhouse Condominium Association, Inc. and our firm check in the amount of \$30 representing the recording fee. Please record the Resolution and return the original document to our office in the enclosed return envelope at your earliest convenience.

If you have any questions please feel free to contact me at your convenience, otherwise, thank you in advance for your anticipated cooperation.

Sincerely,

MUDGE, PORTER, LUNDEEN & SEGUIN, S.C.


Joel D. Schlitz
Joel.Schlitz@MPL-S.com

JDS/jlk

Enclosures

cc: Winbrook Townhouse Condominium Association, Inc. (w/encl. via email)