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BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

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**Second Amendment
to the Declaration of Condominium
for St. Croix Hills Condominium**

Document Number

Document Title

Recording Area

Name and Return Address

**Atty. Joel D. Schlitz
110 Second Street
Hudson, WI 54016**

Parcel Identification Number (PIN)

Legal Description

Units 101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, and 208, in St. Croix Hills Condominium, created by a "Declaration of Condominium" dated December 12, 1983 and recorded January 05, 1984, in Volume 680 of Records, at Pages 146-183, as Document No. 390383, and by its Condominium Plat dated August 10, 1983 and recorded January 05, 1984, in Volume 1 of Condominium at Page 13, as Document No. 390382, all in the Office of the Register of Deeds for St. Croix County, Wisconsin.

Parcel Identification Numbers

Unit 101: 236-1083-01-000; Unit 102: 236-1083-02-000; Unit 103: 236-1083-03-000;
Unit 104: 236-1083-04-000; Unit 105: 236-1083-05-000; Unit 106: 236-1083-06-000;
Unit 107: 236-1083-07-000; Unit 108: 236-1083-08-000; Unit 201: 236-1083-09-000;
Unit 202: 236-1083-10-000; Unit 203: 236-1083-11-000; Unit 204: 236-1083-12-000;
Unit 205: 236-1083-13-000; Unit 206: 236-1083-14-000; Unit 207: 236-1083-15-000;
Unit 208: 236-1083-16-000.

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

**SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM OWNERSHIP AND OF CONDITIONS,
COVENANTS, RESTRICTIONS AND EASEMENTS
FOR ST. CROIX HILLS CONDOMINIUM**

This Second Amendment to the Declaration is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703, Wisconsin Statutes, this 21st day of April, 2021, -----, which is hereby made by written consent of the undersigned condominium owners and consent of mortgagees.

1. Article VII, Section 2, shall be amended by adding the following as paragraph (d):

“Patios, decks and any improvements made thereto shall be the exclusive responsibility of the Unit Owner to repair and maintain. All heat registers, heat register valves, and unit isolation shut-off valves for the plumbing shall be repaired and maintained by the Unit Owner.”

2. Article XI, Section 1-1, shall be created by adding the following language after Section 1:

“Section 1-1. Owner Occupancy Related Restrictions.

(a). Owner Occupancy. All Units shall be owner occupied, unless the Unit Owners and occupants of said Unit fully comply with the provisions of this Section. A Unit is considered “owner occupied” when at least one Unit Owner resides at the property; or in the case of a Unit owned by a trust or entity, a Unit shall be considered owner occupied when one of the owners of the entity, or a settlor or a beneficiary of the trust that owns it, resides in the Unit.

(b). Non-owner Occupancy Restrictions. No Unit Owner shall convert any Unit from owner occupied status to non-owner occupied status without the prior written approval of the Board of Directors. The Board of Directors shall deny the request of any Unit Owner to convert a Unit from owner occupied status to non-owner occupied or rental status if six (6) or more of Units within the Association are currently non-owner occupied.

(c). Grandfathering clause. Any Unit that is non-owner occupied at the time of the adoption of this Section, shall be permitted to continue its non-owner occupied status until such time as the current owner no longer owns the Unit. Any and all transfers of the Unit shall be deemed to trigger the loss of this grandfathered status, unless one of the current owners of record continues to be an owner of record at the St. Croix County Register of Deeds following said transfer of ownership. Nothing in this subsection shall prevent a subsequent owner from seeking the consent of the Board of Directors, as set forth in this Section, once the number of

RETURN TO:
CARA VAN HOUTEN
TITLE ONE
906 DOMINION DRIVE
HUDSON, WI 54016

non-owner occupied Units drops below the six (6) non-owner occupied threshold established by this Article.

(d). Sales Restriction. No Unit Owner shall be permitted to sell, or enter into a contract for sale of a Unit with another Unit Owner, if the purchase or sale of said Unit would result in the proposed purchaser acquiring ownership of two (2) or more individual Units within this Association.

(e). Enforcement. This Section shall be enforceable by the Board of Directors, or by any other Unit Owner, as set forth in the Association's governing documents. The Board of Directors shall also adopt Rules and Regulations from time to time to provide for the uniform enforcement of this Section. The Board of Directors and any other Unit Owner shall also be entitled to enforce this Section in the St. Croix County, Wisconsin Circuit Court by seeking an injunction, damages, or any other appropriate remedy at law. If such enforcement is successful, then the offending Unit Owner shall pay all the reasonable costs and attorney's fees incurred by the Association, or by the Unit Owner, in seeking enforcement of the provisions of this Section."

3. Article XI is amended to remove Section 1(b) and Section 4.

4. The first paragraph of Article XIV, Section 1 shall be amended to read as follows:
"This Declaration may be amended only by the written consent of 75% of all the Unit Owners as defined herein, determined on a per unit basis; provided, however, that any amendment to change or otherwise alter the percentage of ownership interest of any Unit Owner shall require unanimous consent of all Unit Owners, except that the percentage of ownership interest may be changed without consent of any Unit Owners at the time of addition of the expansion property. Consent of 75% of first mortgagees shall also be required for any such amendment, and notice to and consent by mortgagees shall be governed by Wisconsin Statute § 703.09(2m)."

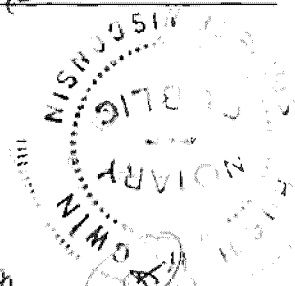
5. Article XIV shall be amended to add Section 22, which shall read as follow:
"Section 22. Sales Restriction. No Unit Owner shall be permitted to sell, or enter into a contract for sale of a Unit with another Unit Owner, if the purchase or sale of said Unit would result in the proposed purchaser acquiring ownership of two (2) or more individual Units within this Association."

[The remainder of this page intentionally left blank.]

Personally came before me this 21st day of April, 2021, the above named Charles B. Harris, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

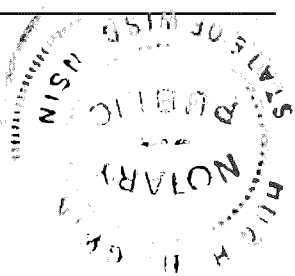
By: Charles B. Harris
Name printed: Charles B Harris
Unit #: 102, 106



Personally came before me this 21st day of April, 2021, the above named Darlene M. Jones, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

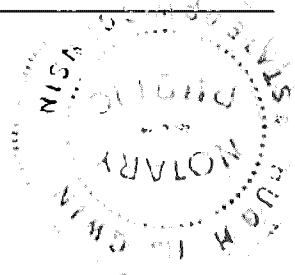
By: Darlene Jones
Name printed: Darlene Jones
Unit #: 103



Personally came before me this 21st day of April, 2021, the above named Jane M. Emery, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

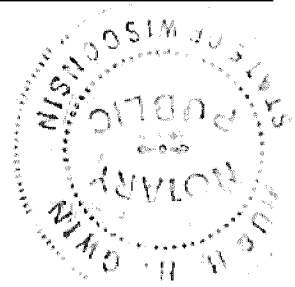
By: Jane M. Emery
Name printed: Jane m. Emery
Unit #: 104



Personally came before me this 21st day of April, 2021, the above named Linda A. Novelias, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

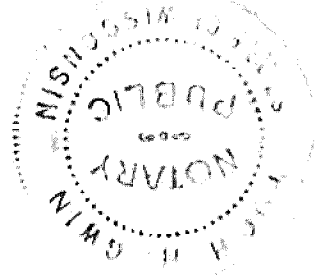
By: Linda A Novelias
Name printed: Linda A Novelias
Unit #: 205



Personally came before me this 21st day of April, 2021, the above named Glenora L. Berres, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

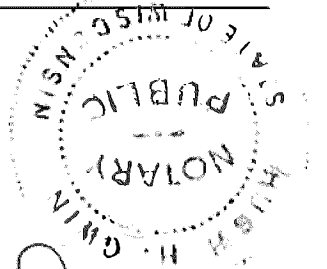
By: Glenora L. Berres
Name printed: Glenora L. Berres
Unit #: 208



Personally came before me this 21st day of April, 2021, the above named Holly A. Jones, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

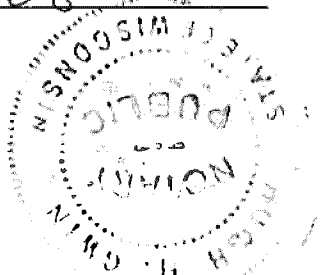
By: Holly Jones
Name printed: Holly A. Jones
Unit #: 204



Personally came before me this 21st day of April, 2021, the above named Dylan J. Sewer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

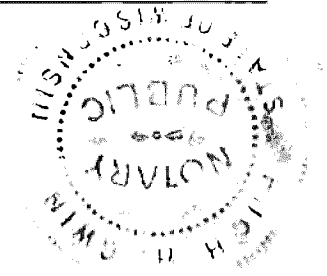
By: Dylan J. Sewer
Name printed: Dylan Sewer
Unit #: 101 & 108



Personally came before me this 21st day of April, 2021, the above named Lorraine P. Moody, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

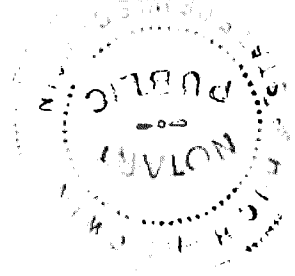
By: Lorraine P. Moody
Name printed: Lorraine P. Moody
Unit #: 207



Personally came before me this 21st day of April, 2021, the above named Amy J. Mueller, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

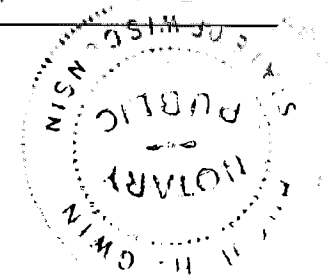
By: Amy J. Mueller, Trustee
Name printed: Amy J. Mueller
Unit #: 107



Personally came before me this 21st day of April, 2021, the above named Gladys L. Meyer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

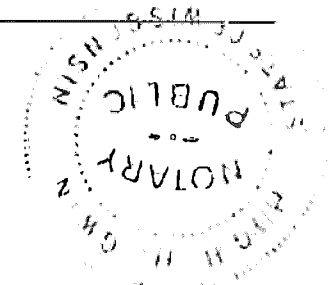
By: Gladys L. Meyer
Name printed: Gladys L. Meyer
Unit #: 105



Personally came before me this 22nd day of April, 2021, the above named Michael P. Norelius, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

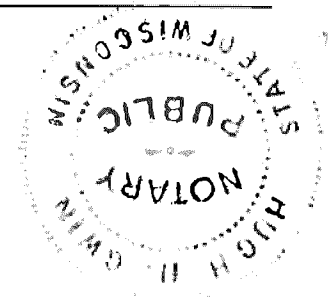
By: Michael P. Norelius
Name printed: Michael P. Norelius
Unit #: 206



Personally came before me this 22nd day of April, 2021, the above named Donna M. Huppert, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

By: Donna M. Huppert
Name printed: Donna M. Huppert
Unit #: 201



Personally came before me this 14th day
of May, 2021, the above named
Luke Steele, to me known
to be the person who executed the foregoing
instrument and acknowledged the same.

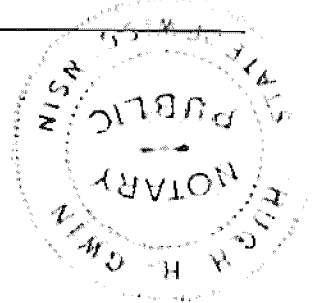
Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent

Personally came before me this _____ day
of _____, 2021, the above named
N/A, to me known
to be the person who executed the foregoing
instrument and acknowledged the same.

N/A
_____, Notary Public
St. Croix County, Wisconsin
My commission expires: _____

THIS DOCUMENT DRAFTED BY:
JOEL D. SCHLITZ, ATTORNEY
MUDGE, PORTER, LUNDEEN & SEGUIN, S.C.
110 SECOND STREET, PO BOX 469
HUDSON, WI 54016

Steele Properties, LLC
By: _____
Name printed: Luke Steele
Unit #: 202



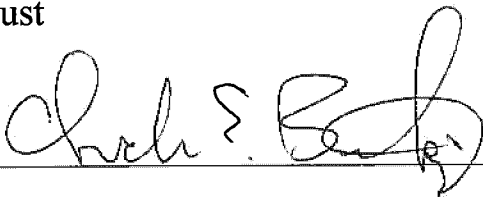
By: N/A
Name printed: _____
Unit #: _____

**CONSENT
TO THE SECOND AMENDMENT TO THE
DECLARATIONS OF
ST. CROIX HILLS CONDOMINIUM**

The undersigned, Charles E. Briskey, as Trustee of the Charles E. Briskey Revocable Trust, which is the owner of Unit 203 in the St. Croix Hills Condominium, located at 907 Coulee Road, in the City of Hudson, County of St. Croix, State of Wisconsin, hereby approves the said Second Amendment to Declaration of Condominium Ownership and of Conditions, Covenants, Restrictions and Easements for St. Croix Hills Condominium. Said Second Amendment was approved at the Annual Meeting of the SCH Owner's Association, Inc. held April 21, 2021.

Charles E. Briskey Revocable

Trust



By:

Charles E. Briskey, Trustee
Owner of Unit # 203

Acknowledgement

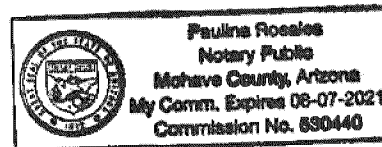
Personally came before me this 15th day of May, 2021, the above named Charles E. Briskey, to me known to be the person who executed the foregoing instrument, and acknowledged the same.



Notary Public

Mohave County, Nevada ~~Nevada~~ Arizona

My commission expires: 08-07-2021



CONSENT BY MORTGAGEE

The undersigned mortgagees hereby consent to the execution and delivery of the foregoing Second Amendment to the Declaration of Covenants and to the filing thereof in the office of the Register of Deeds for St. Croix County, Wisconsin, and do hereby subject mortgage or mortgages listed hereafter to the provisions of the Condominium Ownership Act of the State of Wisconsin and the provisions of the foregoing Amendments.

Dated this 28 day of April, 2021

Signed and sworn to before me on
28 day of April, 2021

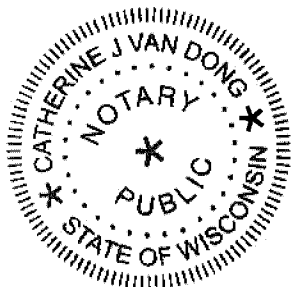
Citizens State Bank

Catherine J. Van Dong

By: Steven M. Miller
Print name & title: Steven M. Miller - U.P.

_____, Notary Public
St. Croix County, Wisconsin
My commission expires: 10/29/2023

as to mortgage recorded in Vol. _____, Page
_____, as Document No. 1089056 covering
Unit # 204.



CONSENT BY MORTGAGEE

The undersigned mortgagees hereby consent to the execution and delivery of the foregoing Second Amendment to the Declaration of Covenants and to the filing thereof in the office of the Register of Deeds for St. Croix County, Wisconsin, and do hereby subject mortgage or mortgages listed hereafter to the provisions of the Condominium Ownership Act of the State of Wisconsin and the provisions of the foregoing Amendments.

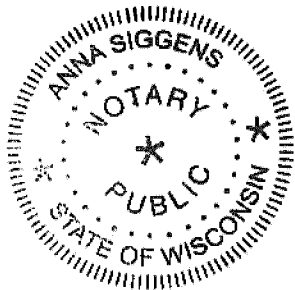
Dated this 28 day of APRIL, 2021.

Signed and sworn to before me on
28 day of APRIL, 2021.

[Signature], Notary Public
St. Croix County, Wisconsin
My commission expires: 2/22/22

First National Community Bank of New Richmond

By: [Signature]
Print name and title: C. TRAVAN CAMPBELL - VP
as to mortgage recorded in Vol. _____, Page
_____, as Document No. 1085780 covering
Unit # 101.



CONSENT BY MORTGAGEE

The undersigned mortgagees hereby consent to the execution and delivery of the foregoing Second Amendment to the Declaration of Covenants and to the filing thereof in the office of the Register of Deeds for St. Croix County, Wisconsin, and do hereby subject mortgage or mortgages listed hereafter to the provisions of the Condominium Ownership Act of the State of Wisconsin and the provisions of the foregoing Amendments.

Dated this 29th day of April, 2021.

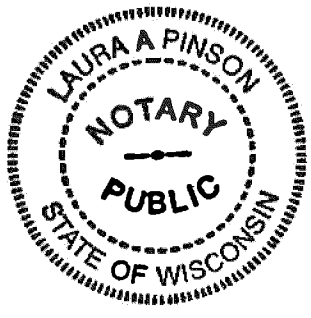
WaterStone Bank SSB

By: Todd M. Cruciani
Print name & title: Todd M. Cruciani - Vice President

as to a mortgage recorded in Vol. _____, at Page _____, as Document No. 102483, covering Unit # 108, with loan # 1803204087.

Signed and sworn to before me on the 29 day of April, 2021.

Laura A. Pinson
Laura A. Pinson, Notary Public
Milwaukee County, Wisconsin
My commission expires: 9/22/2024



CONSENT BY MORTGAGEE

The undersigned mortgagees hereby consent to the execution and delivery of the foregoing Second Amendment to the Declaration of Covenants and to the filing thereof in the office of the Register of Deeds for St. Croix County, Wisconsin, and do hereby subject mortgage or mortgages listed hereafter to the provisions of the Condominium Ownership Act of the State of Wisconsin and the provisions of the foregoing Amendments.

Dated this 29th day of April, 2021.

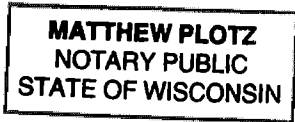
Signed and sworn to before me on 29th day of April, 2021.

BMO Harris Bank N. A.

[Signature]

By: [Signature]
Print name & title: Cheri M. Mann, Vice President
as to mortgage recorded in Vol. _____, Page _____, as Document No. 1069018 covering Unit # 201.

Matthew Plotz, Notary Public
Waukesha County, Wisconsin
My commission expires: 10/23/2023



CONSENT BY MORTGAGEE

The undersigned mortgagee, Associated Bank, N.A., hereby consents to the execution and delivery of the foregoing Second Amendment to Declaration of Condominium Ownership and of Conditions, Covenants, Restrictions and Easements for St. Croix Hills Condominium, and to the filing thereof in the office of the Register of Deeds for St. Croix County, Wisconsin, and does hereby subject mortgage or mortgages listed hereafter to the provisions of the Condominium Ownership Act of the State of Wisconsin and the provisions of the foregoing Amendments.

Dated this 18 day of May, 2021.

Associated Bank, N.A.

By: Burger
Print name & title: Jamie Burger
Loan Servicing Team Lead

This Consent applies to the following:

Mortgage # 3260137312, recorded in Vol. at Page , as Document # 1108504, for Unit 104.

Mortgage # 3260024072, recorded in Vol. at Page , as Document # 1026353, for Unit 105.

Mortgage # 3260052462, recorded in Vol. at Page , as Document # 1045173, for Unit 206.

Mortgage # 7466008178, recorded in Vol. at Page , as Document # 917435, for Unit 207.

Acknowledgement

Signed and sworn to before me on this 18 day of May, 2021.

Jamie Burger
Amanda K Hauser Notary Public
Portage County, Wisconsin
My commission expires: 07.28.2024



ST. CROIX HILL CONDOMINIUM RESOLUTION

WHEREAS, the Board of Directors proposed amendments to the Declaration of Covenants and the Bylaws of the Association;

WHEREAS, the proposed amendments were approved on or about 21st day of April, 2021 by no less than 75% of the Unit Owners and Mortgagees;

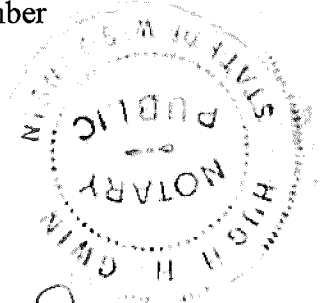
NOW THEREFORE, be it resolved that a true and correct copy of said amendments is attached hereto and is hereby certified by the undersigned President and Secretary of the Association and a copy of this Resolution and said amendments shall be recorded in the office of the St. Croix County Register of Deeds.

RETURN TO:
JOEL D. SCHLITZ
MUDGE, PORTER, LUNDEEN & SEGUIN, S.C.
110 SECOND STREET
HUDSON, WI 54016

Personally came before me this 21st day of April, 2021, the above named Holly A. Jones, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Holly A. Jones
Name printed: Holly A. Jones
President and Board Member

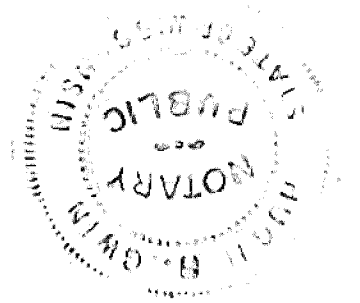
Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent



Personally came before me this 21st day of April, 2021, the above named Dylan J. Seurer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Dylan J. Seurer
Name printed: Dylan J. Seurer
Secretary and Board Member

Hugh H. Gwin
Hugh H. Gwin, Notary Public
St. Croix County, Wisconsin
My commission expires: is permanent



THIS DOCUMENT DRAFTED BY:
JOEL D. SCHLITZ, ATTORNEY
MUDGE, PORTER, LUNDEEN & SEGUIN, S.C.
110 SECOND STREET, PO BOX 469
HUDSON, WI 54016