

Condominium Plat # 2605
recorded 9-6-19 Doc # 1849723

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RETURN TO:

Harpe Development, LLC
Dustin Harpe
8501 75th Street, Suite H
Kenosha, WI 53142

PARCEL IDENTIFIER NUMBERS:
See Attached Exhibit "A"

**CONDOMINIUM DECLARATION OF
CONDITIONS,
COVENANTS, RESTRICTIONS AND
EASEMENTS FOR GREEN BAY TRAIL
CONDOMINIUM**



DOCUMENT
1849722

RECORDED
At Kenosha County, Kenosha WI 53140
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THIS DECLARATION (hereinafter "Declaration") is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of Wisconsin Statutes, (hereinafter referred to as the "Act"), this 9th day of August, 2019, by Harpe Development, LLC, a Wisconsin limited liability company (hereinafter referred to as "Declarant").

1. STATEMENT OF DECLARATION

1.1 General Statement. The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership in the manner provided by the Act and by this Declaration.

Declarant hereby declares that it is the sole owner of the real property described in Section 2.1 hereof, together with all buildings and improvements thereon (hereinafter referred to as the "Property") which is hereby submitted to the condominium form of use and ownership as provided in the Act and this Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise effected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the Act. All provisions hereof 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 hereinafter having any interest in the property. The property, together with all buildings and improvements is hereinafter called the "Condominium".

2. LEGAL DESCRIPTION AND NAME

2.1 LEGAL DESCRIPTION. The following described real estate is subject to the provisions of this Declaration:

Legal description of Green Bay Trail Condominium, as set forth on the attached Exhibit "A".

2.2 NAME. The aforesaid real estate and all buildings and improvements thereon shall be known as Green Bay Trail Condominium.

3. DESCRIPTION AND LOCATION OF BUILDINGS

There shall be fifteen (15) buildings in Green Bay Trail Condominium which shall contain a total of forty-six (46) living units and Ninety-Six (96) garage units. Each Unit (hereinafter described) shall have an attached garage. There will be Six (6) 3-family buildings and Fourteen (14) 2-family buildings.

Complete construction details of the Units are contained in working plans and drawings available for inspection at the office of the Declarant. The Units are more fully described in the Condominium Plat attached hereto marked Exhibit "A" and made a part hereof. Declarant shall have the right to amend this Declaration at its sole discretion for the purpose of recording a plat of survey or plans depicting the lay-out, location, unit numbers and dimensions of the building and Units as finally located and erected. Declarant reserves the right to change the layout and dimensions of the buildings and Units shown in Exhibit "A" which are not presently constructed, subject to written approval by the Village, provided that such changes will not substantially alter the architectural design, nature and quality of the buildings and Units.

4. NUMBER AND IDENTIFICATION OF UNITS

4.1 NUMBER. There shall be a total of Forty-six (46) Units in Green Bay Trail Condominium.

4.2 IDENTIFICATION. A "Unit" is that part of a building intended for individual, private use, comprised of one or more contiguous or noncontiguous cubicles of air at one or more levels of space having outer boundaries formed by the unfinished interior surface of the perimeter walls, floors and ceilings of the building. The Unit shall also consist of the windows, window frames, doors and door frames located within or contiguous to the Unit. The Units are designated by identifying numbers, and their location, boundaries, and immediate Limited Common Elements (hereinafter described) to which the Units have access and further details identifying and describing the Units are shown on the Condominium Plat, together with all fixtures and improvements therein contained. Each Unit shall also consist of one (1) "Garage Unit" which is intended for individual, private use comprised of one cubicle of air having outer boundaries formed by the interior surfaces of the perimeter walls, floors and

ceilings of the building. The Garage Unit shall also consist of the windows, window frames, doors and door frames which are located within or contiguous to the Unit. Said boundaries are shown on the Condominium Plat, together with all fixtures and improvements therein contained. A Unit and a Garage Unit may not be separated.

The post office addresses and building numbers of the Units are attached as Exhibit "B".

The owner of a Unit shall be known as "Unit Owner".

5. COMMON ELEMENTS

The "Common Elements" shall consist of all of the Condominium, except the Units as defined hereunder, including without limitation: the land on which the building or buildings are located; bearing walls, floors and ceilings (except the interior surfaces thereof, which form the outer boundaries of each Unit), roofs, foundations, entrances and exits, windows, pipes, ducts, electrical wiring and conduits, centralized utility services, public utility lines, water, sewer and storm sewer laterals, private storm sewers, and retention ponds, outside walls, girders, beams and support, structural parts of the building, and the walks, driveways and landscaping.

Each Unit Owner shall have an easement to the space between the interior and exterior walls for purposes of adding and repairing additional utility outlets, wall hangings, erection of non-bearing partition walls and the like, where space between the walls may be necessary for such uses, provided that the Unit Owner shall do nothing to impair the structural integrity of the building or the soundproofing of common walls between the Units, and provided further that the Common Elements be restored to their former condition by the Unit Owner at his sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the Unit Owners, Declarant and the Association of Unit Owners (hereinafter described) for the installation, maintenance and repair of common utility services in and on any part of the Common Elements or Units.

The manner of use of the Common Elements shall be governed by the Bylaws of, and such rules and regulations as may be established by Green Bay Trail Condominium Association, Inc., (the "Association"), and no Unit Owner shall decorate, landscape or adorn any Common Elements, or permit such, in any manner contrary to such Bylaws and rules and regulations.

6. LIMITED COMMON ELEMENTS

6.1 DESCRIPTION. A portion of the Common Elements are designated as "Limited Common Elements" as are shown on the Condominium Plat. Limited Common Elements consist of patios, balconies and parking immediately in front

of a Garage Unit. Limited Common Elements shall be reserved for the exclusive use of the Unit to which they are appurtenant.

6.2 PARKING. Unit Owners may park automobiles immediately in front of their Garage Unit, provided such parking does not interfere with the access to other Unit's garage. At no time shall a Unit Owner allow boats, trucks, motor homes, recreational vehicles, trailers or commercial advertising vehicles to be parked overnight in such assigned parking space without first obtaining the written consent of the Association.

6.3 SATELLITE DISH. There shall be no television satellite dish of any type placed upon any of the Common Elements or Limited Common Elements, except as provided herein. The Unit Owner may place a satellite dish in such a location as to minimize its obstruction and offensiveness to other Unit Owners either by location or by use of screening appropriate to the design, decoration and landscaping of the Condominium. The installation shall not affect the structural soundness or integrity of any building. The Unit Owner shall bear all costs associated with the installation of the satellite dish and with concealing the satellite dish from public view, including, but not limited to, the installation of shrubbery, partition wall or other such costs associated with the concealment of the satellite dish. The intention of this paragraph is to harmonize aesthetics with the Unit Owner's right to receive satellite signals to the extent possible. Any disputes under this paragraph shall be resolved by binding arbitration.

6.4 USE. The manner of use of the Limited Common Elements shall be governed by the Bylaws of, and such rules and regulations as may be established by, the Association, and no Unit Owner shall decorate, landscape or adorn any Limited Common Elements, or permit such, in any manner contrary to such Bylaws and rules and regulations.

7. PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS

Each Unit Owner shall own an undivided interest in the Common Elements and Limited Common Elements as a tenant in common with all other Unit Owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the Common Elements and Limited Common Elements for all purposes incident to the use and occupancy of the Unit as a place of residence, and such other incidental uses permitted by this Declaration, which right shall be appurtenant to and run with the Unit. The percentage of such undivided interest in the Common Elements and Limited Common Elements appertaining to each Unit shall be 1/46th%.

8. RESIDENTIAL PURPOSE

All buildings and the Units therein contained are intended for and restricted exclusively to residential use.

- a) USE. No Unit to be occupied or used for any purposes other than a

single-family private residence.

- b) **PROFESSIONAL HOME OCCUPATIONS:** Professional home occupations are permitted subject to the Village Zoning Ordinance and shall be further limited to the residents of the dwelling only; and shall be limited to occupations that see no more than 5 clients or customers per week at the dwelling.
- c) **MODEL CENTER:** The Developer reserves the right to designate units for a model center to be used to sell and promote the sale of Green Bay Trail Condominiums until such time as all units are sold.

9. ASSOCIATION OF UNIT OWNERS

9.1 DUTIES AND OBLIGATIONS. All Unit Owners shall be entitled and required to be a member of the Association. The affairs of the Association shall be managed by a Board of Directors (the "Board of Directors") consisting of such number of persons as provided in the Bylaws of the Association. The Association may be incorporated as a non-profit corporation under the Laws of the State of Wisconsin. Each Unit Owner and the occupants of the Units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the Bylaws and rules and regulations of the Association.

9.2 VOTING RIGHTS. Each Unit Owner shall be entitled to one (1) vote for each Unit owned. The Unit Owners shall have the right to vote on all matters submitted to a vote of the Members and such other additional rights and powers as set forth in the By-Laws. The Declarant shall be entitled to one (1) vote for each Unit owned by Declarant. Notwithstanding the foregoing provisions for voting, the Declarant shall be deemed to have sufficient votes to constitute a majority of votes until all of Declarant's Units are sold; provided, however, that Declarant's control shall cease ten (10) years after the first Unit is conveyed to a purchaser other than Declarant, or thirty (30) days after the conveyance of Seventy-five percent (75%) of the Common Elements, whichever time is earlier following the creation of an owner operated and responsible Association.

9.3 ASSOCIATION PERSONNEL. The Declarant and Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the Condominium. The Declarant and Association may contract for lighting, heating, water, sewer service and such other common services as may be required for each Unit.

9.4 CONDOMINIUM DOCUMENTATION. The Association shall be required to make available to Unit Owners, their lenders and the holders and insurers of the first mortgage on any Unit, current copies of the Declaration, Bylaws and other rules governing the Condominium, and other books, records

and financial statements of the Association. The Association shall be required to make available to prospective purchaser's current copies of the Declaration, Bylaws, and other rules governing the Condominium, and the most recent annual audited financial statement, if such is prepared. Upon written request from any of the agencies or corporations which have an interest or prospective interest in the Condominium, the Association shall be required to prepare and furnish within a reasonable time a financial statement of the Association for the immediately preceding fiscal year. The Association shall make an audited financial statement for the preceding fiscal year available to the Holder, insurer, or guarantor of any first mortgage that is secured by a Unit on submission of a written request for it. The audited financial statement shall be made available within one hundred twenty (120) days of the fiscal year end of the Association. The cost of the audit shall be at the expense of the Association.

9.5 INITIAL WORKING CAPITAL AND RESERVE FUND. At the time of the first conveyance of a Unit from the Declarant, the purchaser of such Unit shall pay to the Association a one-time contribution in effect at the time of sale. The contribution shall be placed into a reserve for future repairs and replacements. Amounts paid pursuant hereto are not to be considered as an advance payment of the monthly assessment.

9.6 REMEDIES FOR VIOLATIONS BY UNIT OWNER. A Unit Owner who fails to comply with the Declaration, the Bylaws, the Association rules, or the Act, is liable for any charges, fines, or assessments imposed by the Association pursuant to the Bylaws or Association rules as a result of the violation and may be subject to a temporary or permanent injunction.

10. REPAIRS AND MAINTENANCE

10.1 COMMON ELEMENTS. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements and Private Cul-d-sac and shall cause the same to be kept in good, clean, attractive and sanitary conditions, order and repair. Without in any way limiting the foregoing, this shall include all painting, repairing and decorating of exteriors, maintenance and repair of walks, drives, parking areas and access routes, drainage and retention basin areas and maintenance of all grounds and landscaping. In addition, the Association shall regulate the use of the Common Elements to ensure proper and attractive conditions. Unit Owners, and their occupants, shall promptly report to the Association, any condition that might damage the Common Elements or Limited Common Elements. Unit owners shall keep their screens in place in their exterior windows and in good repair. The private cul-de-sac shall be considered a common element and maintained pursuant to Section 10.6 below.

The Village will not be liable or responsible for any cost associated with the repair or replacement of driveways, sidewalks, landscaping or paving that is located on or over any public sanitary sewer or water laterals, water boxes or shut off valves.

The Association shall be responsible for all costs associated with the routine and long term maintenance of the storm water retention basin and private drainageways located within the Common Area, pursuant to the Dedications and Easements shown on the Green Bay Trail Condominium Plat to ensure conformance to their design standards and capacities.

10.2 INDIVIDUAL UNITS AND LIMITED COMMON ELEMENTS. Each Unit Owner shall be responsible for keeping the interior of his/her Unit and all of its equipment, fixtures and appurtenances in good order, condition and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the Unit in good repair, each Unit Owner shall be responsible for all plumbing fixtures and piping connected to the Unit, fireplace, chimney, and flue, the replacement of windows, doors, lighting fixtures, refrigerators, air-conditioning equipment, all components of any furnaces or heating equipment, dishwashers, disposal, laundry equipment such as washers and dryers, ranges, or other equipment which may be in, or connect with, the Unit. Each Unit Owner shall keep the Limited Common Elements appurtenant to his Unit in a good, clean, sanitary, and attractive condition. In addition, the Association shall regulate the use of the Limited Common Elements to ensure proper and attractive conditions.

10.3 PROHIBITION AGAINST STRUCTURAL CHANGES BY OWNER. A Unit Owner shall not, without first obtaining the written consent of the Association, make any alteration that would jeopardize the soundness or safety of the Condominium, reduce the value of the Condominium, or impair any easement or hereditament, or change the exterior appearance of a Unit including but not limited to painting the exterior or changing or adding different windows or doors or any other portion of the Condominium not part of the Unit. A Unit Owner may make improvements or alterations within the Unit that do not impair the structural integrity or lessen the support of any portion of the Condominium, and that do not create a nuisance substantially affecting the use and enjoyment of other Units or the Common Elements.

10.4 ENTRY FOR REPAIRS. The Association shall have an irrevocable right and easement to enter any Unit at reasonable times and under reasonable conditions when necessary to make repairs to Common Elements and Limited Common Elements when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the Condominium. The Association

shall make a reasonable effort to give prior notice to the owners, except in cases involving manifest danger to public safety or property, and with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and be treated as a common expense. No entry by the Association for the purposes specified in this paragraph may be considered a trespass.

10.5 IMPROVEMENTS TO LIMITED COMMON ELEMENTS. A Unit Owner may improve the Limited Common Elements appurtenant exclusively to the Unit Owner's Unit if all the following conditions are met:

1. A statement describing the improvement, including a description of the project, the materials to be used, and the project's proposed impact on the appearance of the Condominium, and identifying the project contractor is submitted to the Board of Directors of the Association.

2. The improvements will not interfere with the use and enjoyment of the Units of other Units Owners, or the Common Elements, or Limited Common Elements of the Condominium.

3. The improvement will not impair the structural integrity of the Condominium.

4. Any change to the exterior appearance of the Condominium is approved by the Board of Directors of the Association

5. All costs and expenses of an improvement, and any increased costs of maintenance and repair of the Limited Common Elements resulting from the improvement, are the obligation of the Unit Owner. The Unit Owner shall protect the Association and other Unit Owners from liens on property of the Association, or of other Unit Owners that otherwise might result from the improvement.

10.6 REPAIR AND MAINTENANCE OF THE PRIVATE CUL-DE-SAC

The Association shall have the obligation of maintaining the routine and long-term maintenance for the private cul-de-sac. That shall include snow plowing, patching, crack filling, curb repairs and repaving. The Association budget shall include a reserve fund for longer term asphalt patching, road replacement and curb repairs or replacement.

The Village shall not be liable or responsible for asphalt repairs/replacement associated with its operation, maintenance and repairs of the public sanitary sewer and municipal water main located with the private cul-de-sac.

10.7 FUTURE MAINTENANCE OF SIDEWALKS The Village has planned for the reconstruction of 104th Street and Old Green Bay Road which will include sidewalks. The Association shall have the obligation of maintaining the routine and long-term maintenance of all of the 105th and 65th Avenue sidewalks including the future extensions, and those installed in 104th Street and Old Green Bay Road that includes repair, replacement and snow removal.

In addition, upon notification from the Village, it shall be the Association's obligation to install and maintain the extension of sidewalks south of 65th Avenue and east of 105th Street to the property limits when and if those roadways are extended as referenced in Section 15.1.

11. UNIT OWNER'S RIGHTS WITH RESPECT TO INTERIORS

Each Unit Owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise furnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of the Unit and all walls, ceilings, floors, and doors within such boundaries, and to erect partition walls of a non-structural nature, provided that such Unit Owner shall take no action which in any way will materially change any common walls.

12. RESTRICTION ON USE AND OCCUPANCY

Each Unit shall be occupied and used only for single family private dwelling purposes as provided in the Bylaws of the Association. No trade, except an approved home office, shall be carried on anywhere within the Condominium, except as otherwise provided herein. All leases or rental agreements shall be in writing. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion.

Unit Owners other than Declarant may lease or rent a Unit; however, the lease must have a minimum initial term of one (1) year. Family Relations defined as related by blood or marriage may occupy the units and are not considered tenants under this rule. No rooms in any Unit may be rented and no transient tenants may be accommodated. As a condition of the rental or lease of a Unit, the Unit Owner grants the Association power of attorney to bring an eviction action against a tenant of the Unit Owner who has failed to comply with the Declaration, the Bylaws, rules of the Association, or any act or omission that constitutes grounds for eviction under Chapter 704 of the Wisconsin Statutes, if the Unit Owner, after being requested by the Association to evict the tenant, fails to take reasonable action to evict the tenant. Giving notice terminating, or not renewing a tenant's lease or rental agreement within sixty (60) days after an eviction request by the Association, constitutes reasonable action to evict the tenant for purposes of this paragraph. The Association shall give the Unit Owner ten (10) days' written notice of the Association's intent to evict a tenant. The cost of the eviction shall be the responsibility of the Unit Owner and shall immediately become a personal debt of the Unit Owner and also a lien, against the Unit to which the charges are assessed, until paid, if a statement of lien is filed within two (2) years after the date the assessment becomes due.

Notwithstanding anything to the contrary herein, at least 80% of the Units shall be owner occupied. In addition, no Unit Owner may have a storage pod or trailer in the parking lot or adjacent to a unit for more than 2 weeks.

A tenant of a Unit who fails to comply with this Declaration, the Bylaws, rules of the Association, or the Act that results in a charge, fine, or assessment imposed by the Association pursuant to the Bylaws or Association rules is liable for the charge, fine, or assessment. The Unit Owner of the Unit occupied by the tenant when the violation occurred is liable for any charges, fines, or assessments imposed by the Association for which the tenant is liable that are not paid by the tenant within thirty (30) days after receiving notice of the charge, fine, or assessment. If the Association imposes a charge, fine, or assessment as a result of a violation by the tenant of a Unit, the Association shall give notice to the tenant by any method under Wisconsin Statute Section 704.21(1)(a) – (e) and to the Unit Owner of the Unit occupied by the tenant by any method under Wisconsin Statute Section 704.21(2)(a) – (d). The notice shall include all of the following:

- A. The amount of charges, fines, or assessments for which the tenant is liable.
- B. Notice that if the tenant fails to pay the Association the amount for which the tenant is liable within thirty (30) days after the tenant receives the notice, the Unit Owner is liable to the Association for the unpaid amount by the tenant.

The rental or lease of a Unit constitutes an agreement by the tenant, as a condition of the Lease, to comply with this Declaration, the Bylaws, the rules of the Association, and the provisions of the Act. Within five (5) business days after entering into or renewing a written Lease Agreement, the Unit Owner shall provide a copy of the Lease Agreement to the Association. The Association shall keep a copy of the Lease Agreement on file while the Lease Agreement is in effect. Prior to the occupancy of a Unit, the Unit Owner shall provide a copy of this Declaration, the Bylaws, and the rules of the Association, to the tenant, or place the information in the Unit.

13. DESTRUCTION AND RECONSTRUCTION

In the event of a partial or total destruction affecting one or more of the Units of the Condominium, the Association shall promptly undertake to repair or reconstruct it to a condition compatible with the remainder of the Condominium. On reconstruction the design, plan and specifications, of any building or Unit, may vary from that of the original upon the approval of the Association, provided, however, that the number of square feet of any Unit may not vary more than five percent (5%) from the number of square feet for such Unit as originally constructed, and the location of the buildings shall be substantially the same as prior to damage or destruction.

If a Condominium is damaged to an extent more than the available insurance proceeds, the Condominium shall be subject to an action for partition upon obtaining the written consent of the Unit Owners having seventy-five percent (75%) or more of the votes. A determination as to whether or not to reconstruct and repair the damaged premises or to subject the Condominium to an action for partition shall be made within ninety (90) days from the date of the fire, casualty or disaster. In the case of partition, the net proceeds of sale together with any net proceeds of insurance shall be considered as one fund and shall be divided among all Unit Owners in proportion to their percentage interest in the Common Elements, and shall be distributed in accordance with the priority of interest in each Unit.

If the insurance proceeds are insufficient to reconstruct or repair the damaged premises and the necessary seventy-five percent (75%) or more of the votes necessary to subject the Condominium to an action for partition are not obtained, then the damaged premises shall be reconstructed and repaired by the Association with the insurance proceeds, and the Unit Owners shall be assessed for the deficiency in accordance with the percentage of ownership in the Common Elements.

14. INSURANCE

The Board of Directors of the Association shall obtain and maintain insurance for the Condominium against loss or damage by fire and such hazards for not less than full replacement value of the property insured. The insurance shall also cover the replacement of interior walls, heating and air conditioning units, electrical wires and conduit, plumbing pipes, and heating and air conditioning duct work in the interior and exterior walls. The Association shall also provide insurance coverage for fixtures, improvements, and alterations that are a part of the building or structure located within the Units to the extent provided for in the original building specifications, if said coverage is available to the Association by the terms of the blanket casualty insurance policy. The insurance shall be obtained in the name of the Association as trustee for each of the Unit Owners and their respective mortgagees as their interest may appear. Premiums shall be a common expense. The Association is hereby designated, and each Unit Owner hereby appoints the Association to represent the Unit Owners in any related proceedings, negotiations, settlement, or agreements, regarding the insurance coverage. Each Unit Owner hereby appoints the Association as an attorney-in-fact for the purpose of representation in any related proceedings, negotiations, settlements, or agreements, regarding insurance. To the extent possible, the insurance shall provide that the insurer waives its right of subrogation as to any claim against Unit Owners, the Association, and their respective servants, agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more Unit Owners or the Association or their servants, agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

The Unit Owner shall be responsible for and shall obtain insurance coverage for personal property and the replacement of appliances including refrigerators, dishwashers, disposal, laundry equipment such as washers and dryers, and ranges.

In the event of partial or total destruction of a building or buildings and it is determined to repair or reconstruct such building or buildings in accordance with Section 13 hereof, the proceeds of such insurance shall be paid to the Association to be applied to the cost thereof and the Unit Owners and mortgagees shall not be entitled to receive payment of any portion of insurance proceeds. If it is determined not to reconstruct or repair the Condominium, or the Court has ordered partition of the Condominium, then the proceeds shall be distributed to the Unit Owners and their mortgagees, if any, as their respective interest may appear in the manner provided by the Act. If after the Common Elements have been completely repaired or restored, and there is a surplus of insurance proceeds, then the surplus shall be considered a common surplus and may, at the direction of the Board of Directors, be distributed to the Unit Owners in accordance with their percentage of ownership in the Common Elements.

If insurance coverage is available to combine protection for the Association and the Unit Owner's individual Unit, the Board of Directors is hereby given discretionary power to negotiate such combination of insurance protection on an equitable cost-sharing basis under which the Unit Owner would be assessed individually for the amount of insurance which he directs the Board of Directors to include such policies for his additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any Unit Owner, at his expense, to provide any additional insurance coverage on his improvements which will duplicate any insurance provided by the Association of Unit Owners. The Board of Directors shall also provide and maintain public liability insurance covering the Common Elements in such amounts as may be determined at the discretion of the Board of Directors from time to time but, in any event such coverage shall be for at least \$1,000,000.00 for bodily injury and personal injury including deaths of persons and property damage arising out of a single occurrence. The Board of Directors may also provide workmen's compensation insurance and fidelity bonds on such officers and employees and in such amounts as is determined by the Board of Directors to be necessary from time to time.

15. LIABILITY FOR COMMON EXPENSES

The costs of administration of the Association, insurance, repair, maintenance and other expenses of the Common Elements and Limited Common Elements, and the common services provided to the Unit Owners shall be paid for by the Association. The Association shall make assessments against the Unit Owners (except the Declarant, which shall be obligated to pay for common expenses in accordance with the provisions set forth below) as well as the Units themselves, for such common expenses and for the creation of reserves for the payment of future common expenses with each Unit subject to said assessment paying an equal share of the assessment. The Declarant shall initially be, after construction of the initial phase, one/forty-sixth (1/46th) per Unit. Any Unit Owner or mortgagee gaining an interest in any Unit, prior to completion of all intended units, consents to this fraction.

The Common Expenses include the operating and reserve account expenses shown on the Attached Exhibit "C" but are not limited to: Common area repairs, building maintenance, landscaping, maintenance and replacement of public street trees, asphalt repairs (driveways and private cul-de-sac), snow removal (all current and future private and public sidewalks, private cul-de-sac), exterminators, common electric for lights and the pond fountain, pond maintenance, bank fees, professional and legal fees, insurance management fees, office supplies, income and property taxes and reserve accounts.

In addition, the Association shall be responsible for the payment of the electricity supplied to the streetlights in the Public Streets. The street lights will be separately metered, resulting in a "meter and maintenance charge" by the private utility company (WE Energies) supplying electrical service to said street lights, which shall be paid by the Condominium Association and included in the definition of common expenses for which assessments shall be imposed. The Village shall also invoice the Association for an administrative billing charge for the processing of the We Energies invoices.

A Unit Owner, except Declarant, shall be liable for all assessments, or installments thereof, coming due while owning a Unit, including any assessments coming due during the pendency of any claim by the Unit Owner against the Association, or during any period in which the Unit is not occupied by the Unit Owner, or is leased or rented to any other person. In a voluntary grant, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor for his or her share of the common expenses up to the time of the voluntary grant for which a statement of condominium lien is recorded, without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee for such assessments.

No Unit Owner may exempt himself or his Unit from liability for his contribution toward the common expenses by waiver of the use or enjoyment of the Common Elements or Limited Common Elements or services or by the abandonment of his Unit.

The Declarant shall be responsible for paying the difference between the actual aggregate common expenses incurred by the Association, and the actual aggregate amount of assessments collected from Unit Owners from the date the first Unit is sold until the date the last Unit is sold by Declarant. In no event shall Declarant's obligation for common expenses exceed the amount that Declarant would have been obligated to pay in assessments had Declarant been deemed an owner of a Unit subject to the imposition of assessments from the date a permanent occupancy permit was issued for a Unit owned by Declarant. The Declarant shall not be responsible for paying any expenses after the date of conveyance of the last Unit by the Declarant.

All common expenses and assessments, when due, shall immediately become a personal debt of the Unit Owner and also a lien, against the Unit to which the charges are assessed, until paid, if a statement of lien is filed within two years after the date the assessment becomes due. The lien is effective against a Unit at the time the assessment became due regardless of when within the two-year period it is filed. The Association must serve the Declarant with a notice of dues within thirty (30) days of assessment.

A lien for delinquent common expenses that the Association assesses against a Unit will be subordinate to a first mortgage on the Unit, if the mortgage was recorded before the delinquent assessment was due. In addition, a lien for common expenses will not be affected by the sale or transfer of a Unit unless a foreclosure of a first mortgage is involved, in which case the foreclosure will extinguish the lien for any assessments that were payable before the foreclosure sale, but will not release any subsequent Unit Owner from paying any further assessments.

The Association is granted the power to collect levied assessments from the Unit Owners in accordance with legal remedies available if the assessments are not paid when they are due. The assessments, including interest at Twelve percent (12%) annum, costs and reasonable attorney's fees, shall become a lien against the Unit.

All sums assessed by an association, but unpaid for, regarding the share of the common expenses chargeable to any Unit constitutes a lien on the Unit and on the undivided interest in the Common Elements and Limited Common Elements appurtenant thereto prior to all other liens except:

- A. Liens of general and specific taxes;
- B. All sums unpaid on a first mortgage recorded prior to the making of the assessment;
- C. Mechanics liens filed prior to the making of the assessment;
- D. All sums unpaid on any mortgage loan made under Section 45.80 (1989 Stats.) of the Wisconsin Statutes;
- E. A lien under Section 292.31(8)(i) or 292.81 of the Wisconsin Statutes.

The common surpluses resulting from the operation of the Condominium shall be credited to the Unit Owner's assessments for common expenses, or shall be used for any other purpose as the Association decides, or shall be refunded to the Unit Owners with each Unit receiving a share of said surplus in proportion to the dues paid by the Unit Owner during the preceding twelve (12) month period.

A grantee of a Unit is entitled to a statement from the Association, or the Board of Directors, setting forth the amount of unpaid assessments against the grantor of a Unit. The grantee of a Unit is not liable for, nor shall the Unit conveyed be subject to a lien that is not filed for, any unpaid assessment against the grantor in excess of the amount set forth in the statement. If the Association, or the Board of Directors, does not provide such a statement within ten (10) business days after the grantee's request, the Association is barred from claiming under any lien that is not filed prior to the request for the statement against the grantee.

15.1 EXTENSION OF 105TH STREET AND 65TH AVENUE

The Temporary cul-de-sacs at the end of 105th Street and 65th Avenue are intended to be removed when land to the east and south develops. These temporary cul-de-sac easements will be vacated and the future land developers to the east and south will remove the temporary cul-de-

sac infrastructure and install the new roadway improvements including the extension of the sidewalks at the future developer's expense. The Association will also be responsible to connect the existing condominium building driveways for buildings 7,8, & 9 to the new roadways and to install the required remaining public street trees as shown on the Attached Exhibit EX-2.

16. PARTITION OF COMMON ELEMENTS PROHIBITED

There shall be no partition of the Common Elements and Limited Common Elements through judicial proceedings or otherwise until this agreement is terminated and the property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership; provided, however, that if any Unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition of said single Units as between such co-owners. Ownership shall be limited to 4 or fewer co-owners as tenants in common or as joint tenants.

17. CONVEYANCE TO INCLUDE INTEREST IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

The percentage of the undivided interest in the Common Elements and Limited Common Elements shall not be separated from the Unit to which it appertains. No Unit Owner shall execute any deed, mortgage, lease or other instrument affecting title to such Unit without including therein both his interest in the Unit and his corresponding percentage of ownership in the Common Elements and Limited Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described therein.

18. EASEMENTS, RESERVATIONS AND ENCROACHMENTS

18.1 UTILITIES. Easements are hereby declared and granted for the benefit of the Unit Owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, heating ducts and piping, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment, cable television equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the Common Elements and Limited Common Elements.

18.2 PERMITS, LICENSES AND EASEMENTS. The Association and the Declarant shall have the right to grant permits, licenses and easements over the common elements for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the property.

The Declarant hereby reserves the unqualified right of access or ingress and egress across the property set forth in Section 2.1 Said easement shall run with the land and inure to the benefit of the Declarant, its successors and assigns.

18.3 ENCROACHMENTS. In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of any Unit, any part of the Common Elements, or Limited Common Elements, encroaches or shall hereafter encroach upon any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach upon any part of the Common Elements, Limited Common Elements, or any portion of any Unit encroaches upon any part of any other Unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such Unit so long as all or any part of the building containing such Unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any Unit or in favor of the owner or owners of the Common Elements or Limited Common Elements, if such encroachments occurred due to the willful conduct of said owner or owners.

18.4 BINDING EFFECT. All easements and rights described herein are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all Unit Owners, purchasers and mortgagees and their heirs, executors, administrators, successors and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this Section 18.

19. FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER

The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a Unit Owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

20. AMENDMENTS TO DECLARATION

Except as otherwise provided by the Act, this declaration may be amended with the written consent of at least Sixty-seven percent (67%) of the aggregate votes of the Unit Owners and the Village (the Village approval will not be unreasonably withheld). A Unit Owner's

written consent is not effective unless it is approved in writing by the first mortgagee of the Unit, or the holder of an equivalent security interest, if any. Approval from the first mortgage lender or equivalent security interest holder, or the person servicing the first mortgage loan, or its equivalent on a Unit, constitutes approval of the first mortgagee or equivalent security interest holder under this Paragraph. The documents submitting the amendment for recording shall state that the required consents and approval for the amendment were received. A copy of the amendment shall be recorded with the Register of Deeds for Kenosha County and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at his address on file with the Association. In addition to the foregoing, this Declaration may be amended in any other manner provided under the Act. No action to challenge the validity of an amendment under this Section may be brought more than one (1) year after the amendment is recorded.

21. VOLUNTARY TERMINATION OF CONDOMINIUM

Upon the written consent of all Unit Owners, all or part of the Condominium may be removed from the provisions of the Act by an instrument to that effect, as approved by the Village and duly recorded with the Register of Deeds for Kenosha County, provided that the holders of all liens affecting any of the Units consent thereto or agree, in either case by instrument duly recorded with the Register of Deeds of Kenosha County, that their liens be transferred to the percentage of the undivided interest of the Unit Owner in the property. Upon removal of any property from the act, the property shall be deemed to be owned in common by the Unit Owners. The undivided interest in the property owned in common which appertains to each Unit Owner shall be the percentage of undivided interest previously owned by the owner in the Common Elements.

22. NOTICES

22.1 NOTICES TO UNIT OWNERS. All notice and other documents required to be given pursuant to this Declaration or the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. All Unit Owners shall provide the Secretary of the Association with an address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him.

22.2 NOTICES TO FIRST LIEN HOLDERS. A holder, insurer or guarantor of a first mortgage (an eligible mortgage holder), upon written request to the Association will be entitled to timely written notice of:

A. Any proposed amendment of the Condominium Declaration affecting a change in (1) the boundaries of any Unit or the exclusive easement rights appertaining thereto, (2) the interest in the Limited Common Elements appertaining to any Unit or the

liability for common expenses appertaining thereto, (3) the number of votes in the Association appertaining to any Unit, (4) the purposes to which any Unit or the Common Elements are restricted; (5) in assessments that raise the previous assessed amount by more than Twenty five percent (25%), (6) the reserves for maintenance, repair and replacement of common elements which results in a reduction, (7) expansion or contraction of the project or the addition, annexation, or withdrawal of property to or from the project, (8) imposition of any restrictions on the leasing of Units, (9) imposition or restriction on a Unit Owner's right to sell or transfer his Unit, or (10) the restoration or repair of the project in a manner other than specified in the document.

B. Any proposed termination of the Condominium regime;

C. Any condemnation loss or any casualty loss which affects a material portion of the Condominium or which affects any Unit on which there is a first mortgage held, insured or guaranteed by such eligible holder;

D. Any delinquency in the payment of assessments or charges owned by a Unit Owner or a Unit subject to the mortgage of such eligible holder, insurer or guarantor, where such delinquency has continued for a period of sixty (60) days;

E. Any lapse, cancellation or material modification of any insurance policy maintained by the Association.

23. FURTHER MATTERS

A. All present and future owners of Units, tenants of such owners and any other occupants of Units, employees of owners, or any other persons that in any manner use or come upon the Condominium or any part thereof shall be subject to and shall comply with the provisions of this Declaration, the Articles of Incorporation of the Association, and the Bylaws and rules and regulations adopted pursuant thereto, as these instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into of occupancy of any Unit shall constitute an acceptance of the provisions of such instruments, as they may be amended from time to time, by such owner, tenant or occupant. The provisions contained in such instrument shall be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and fully stipulated in each deed, conveyance or lease thereof. The enforcement thereof may be by such judicial proceedings as the Board of Directors of the Association may deem appropriate, as well as by the provisions of the Act.

B. The Declarant hereby reserves the right to cause one or more of the Units it owns to be maintained as a model unit and to display such models and the Common Elements of the Condominium. The Declarant further reserves the right to maintain signs offering the sale of Units in the Condominium until all Units are sold.

C. If entered into before the officers elected by the Unit Owners pursuant to the Bylaws take office, any management contract, lease of recreational or parking areas or facilities, any contract or lease to which a Declarant or any person affiliated with the Declarant is a party and any contract or lease which is not bona fide or which was not commercially reasonable to Unit Owners, when entered into under the circumstances then prevailing may be terminated by the Association or its Board of Directors at any time without penalty upon not less than ninety (90) days notice to the other party thereto.

24. RESIDENT AGENT

The resident agent shall be Dustin Harpe, or such other person as may be designated from time to time by the Board of Directors of the Association, which designation shall be filed with the Wisconsin Department of Financial Institutions.

25. NUMBER AND GENDER

Whenever used herein unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

26. CAPTIONS

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

27. SEVERABILITY

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provisions or of any other provision hereof.

28. CONFLICTS IN PROVISIONS

If there is any conflict between any provision and this Declaration and the provisions of the Condominium Plat or any provisions of the Bylaws, the stricter of the provisions shall control. If there is any conflict between any provisions of any condominium instruments and any provisions of any Bylaws, the provisions of the condominium instruments shall control. If there is any conflict between any provisions of any condominium instruments or any provisions of any Bylaws and any provisions of Wisconsin Statutes Chapter 703, the most strict provisions as approved by the Village shall control.

29. HOMESTEAD

This is not homestead property.

IN WITNESS WHEREOF, the said Declarant, Harpe Development, LLC, has caused this Amendment to be executed at ~~Persimmon Prairie~~ Wisconsin, this 9th day of August, 2019

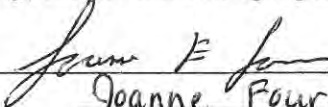
Harpe Development, LLC

By: 
Dustin Harpe, Member

By: 
Cory Harpe, Member

STATE OF WISCONSIN)
) ss.
Kenosha COUNTY)

On this 9 day of August, 2019, before me personally came Harpe Development, LLC, by Dustin Harpe and Cory Harpe, Members, to me known to be the persons described in and who executed the foregoing instrument and said persons acknowledged that said persons executed the same freely and voluntarily, for the uses and purposes therein expressed.


Joanne Fournier
Notary Public, State of Wisconsin.
My commission expires: April 1st 2021

This instrument was drafted by:
Dustin Harpe
Harpe Development, LLC
8501 75th Street
Kenosha, WI 53142

Exhibit "A" – Condominium Plat – Green Bay Trail Condominiums
Exhibit "B" – Condominium Addresses and Unit numbers
Exhibit "C" Budget

Registered Agent for Harpe Development, LLC

Dustin Robert Harpe
8501 75th St.
Suite H
Kenosha, WI 53142-7602

Registered Agent for Green Bay Trail Condominium Association, LLC

Dustin R. Harpe
8501 75th St.
Suite H
Kenosha, WI 53142-7602

LEGAL DESCRIPTION/TAX PARCEL NUMBERS

Lots 1, 2, 3 and 4 of Certified Survey Map #2910, Recorded as Document No. 1848597, located in the Northeast One-Quarter of the Northwest One-Quarter of U.S. Public Land Survey Section 27, Township 1 North, Range 22 East of the Fourth Principal Meridian in the Village of Pleasant Prairie, Kenosha County, WI.

Tax Parcel Numbers

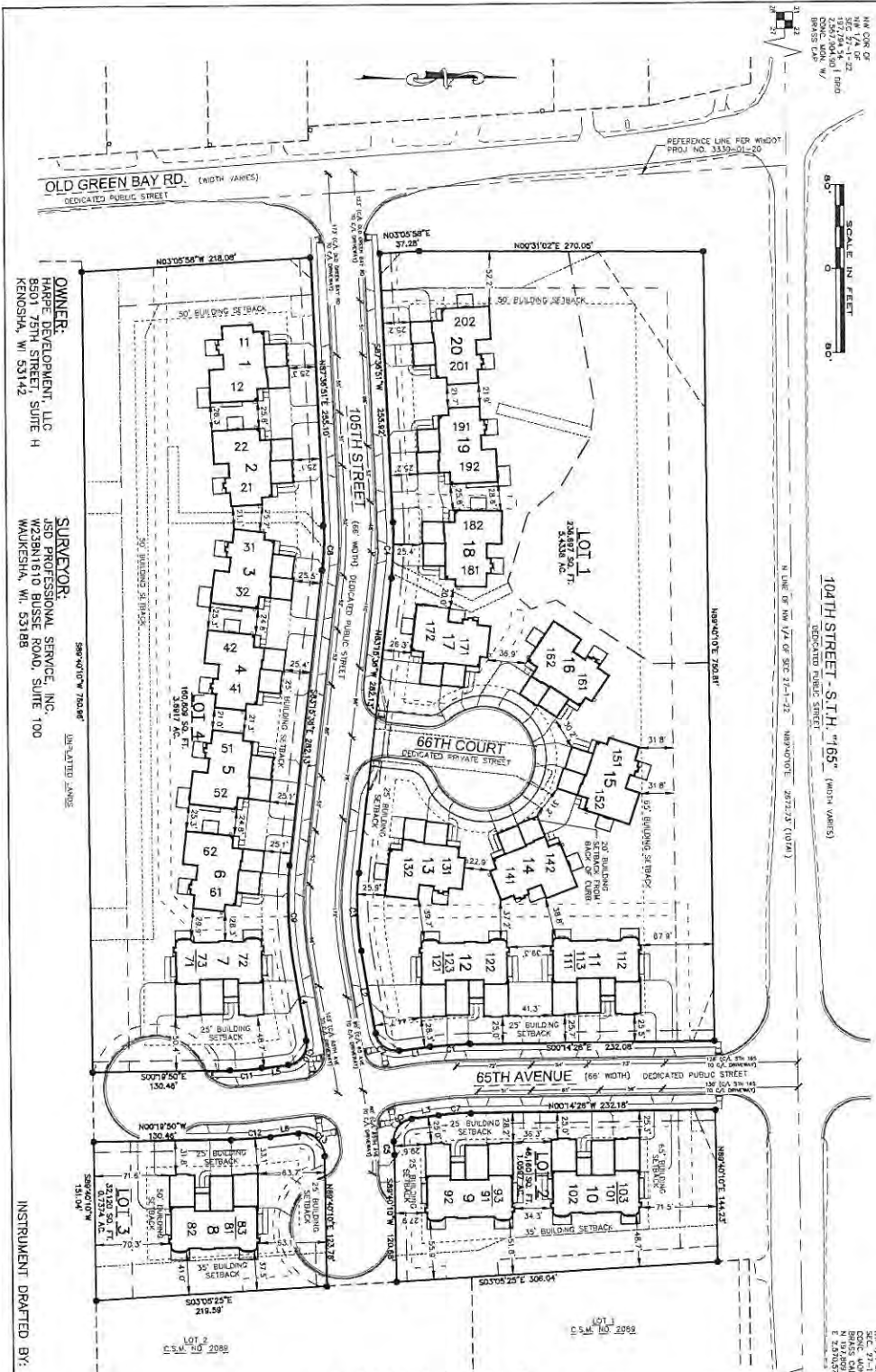
Lot 1 - 92-4-122-272-1001

Lot 2 - 92-4-122-272-1002

Lot 3 - 92-4-122-272-1003

Lot 4 - 92-4-122-272-1004

GREEN BAY TRAIL
 A CONDOMINIUM
 LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 291D, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,
 TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



104TH STREET - S.T.H. - 165' (WIDTH VARIES)
 DEDICATED PUBLIC STREET

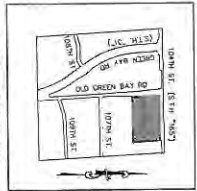
66TH AVENUE [166' WIDTH] DEDICATED PUBLIC STREET

66TH COURT
 DEDICATED PRIVATE STREET

OWNER:
 HARPE DEVELOPMENT, LLC
 8501 75TH STREET, SUITE H
 KENOSHA, WI 53142

SURVEYOR:
 JSD PROFESSIONAL SERVICE, INC.
 W238N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WI 53186

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSAJACH P.L.S., 2738



LOCATION MAP
 NW 1/4 SEC. 27, T1N, R22E
 SCALE 1" = 2000'

NOTE:
 "CSM" IN ALL EASEMENT ANNOTATION
 REFERS TO CERTIFIED SURVEY MAP NO.

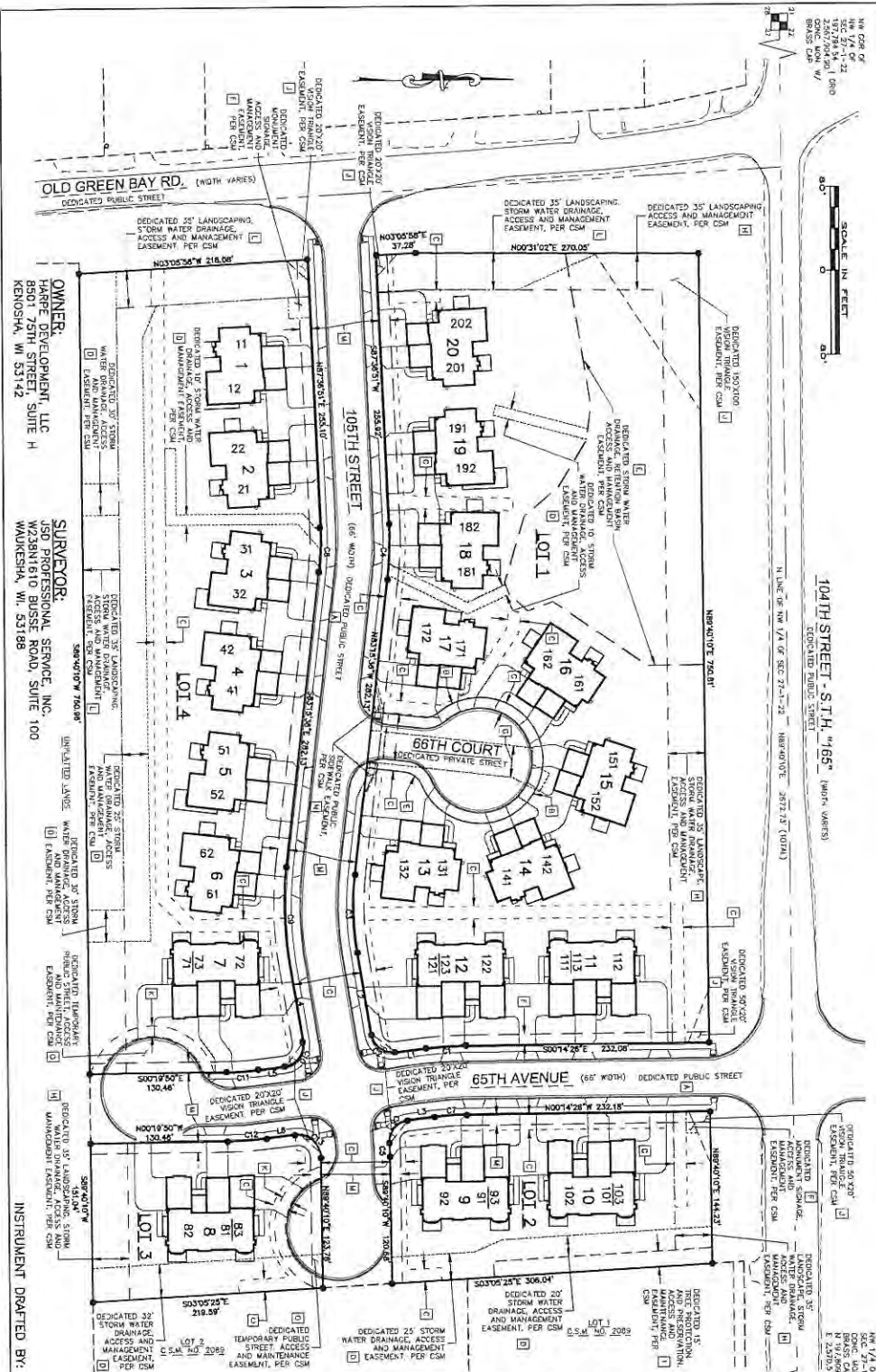
BEARING BASIS:
 ALL BEARINGS ARE REFERENCED TO GRID
 NORTH OF THE STATE PLANE
 NORTH OF THE FEDERAL ZONE. THE
 NORTH LINE OF THE NORTHWEST 1/4 OF
 SECTION 27-1-22, WAS USED AS
 NB89°40'10"E

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

DATE: AUGUST 2019
 SHEET 1 OF 13

GREEN BAY TRAIL

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2970, A CONDOMINIUM LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

SUBVERTOR:
JSD PROFESSIONAL SERVICE, INC.
W238N1610 BUSSSE ROAD, SUITE 100
WAUKESHA, WI 53188

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

- LEGEND:**
- A DEDICATED PUBLIC STREET
 - B DEDICATED PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT
 - C DEDICATED 12' OR 15' UTILITY, ACCESS AND MAINTENANCE EASEMENT
 - D DEDICATED 10', 20', 25', 30', 32', OR 35' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
 - E DEDICATED STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
 - F DEDICATED MONUMENT SIGNAGE, ACCESS AND MAINTENANCE EASEMENT
 - G DEDICATED PUBLIC 30' WATER MAIN AND SANITARY SEWER MAIN, ACCESS AND MAINTENANCE EASEMENT
 - H DEDICATED 35' LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT
 - I DEDICATED TREE PROTECTION AND MAINTENANCE EASEMENT
 - J DEDICATED 30'X20', 50'X20', OR 150'X150' VISION TRIANGLE EASEMENT
 - K DEDICATED TEMPORARY 10' STREET ACCESS, SNOW STORAGE, ROAD REMOVAL AND MAINTENANCE EASEMENT
 - L DEDICATED 25' OR 35' LANDSCAPING, STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
 - M DEDICATED 10' STREET TREE, ACCESS AND MAINTENANCE EASEMENT
 - N DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT
 - O DEDICATED TEMPORARY PUBLIC STREET ACCESS AND MAINTENANCE EASEMENT

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

DATE: AUGUST 11, 2019

SHEET 2 OF 13

GREEN BAY TRAIL

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. ~~27A~~ CONDOMINIUM TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

TYPICAL UNIT NUMBERING



NOTES:

1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. REFER TO THE CONDOMINIUM DECLARATION FOR COMPLETE DESCRIPTIONS OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
3. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY, ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
4. SEE SHEETS 4 TO 8 FOR BUILDING IDENTIFICATION.

STATE HIGHWAY ACCESS RESTRICTION:

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY INTENDED FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 5.236.293, WISCONSIN STATUTES.

STATE HIGHWAY SETBACK RESTRICTION:

HIGHWAY SETBACK, THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES.

CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	38.20'	333.00'	S03°31'55.5"E	38.16'	6°34'19"
C2	30.57'	20.00'	S36°58'13.5"W	27.66'	87°33'59"
C3	74.50'	267.00'	S88°44'48.5"W	74.26'	15°59'11"
C4	53.04'	333.00'	N87°49'22.5"W	52.98'	9°07'33"
C5	12.79'	196.10'	S87°38'45"W	12.79'	3°44'16"
C6	30.51'	20.00'	N50°31'04"W	27.64'	87°24'38"
C7	30.63'	267.00'	N03°31'55.5"W	30.61'	6°34'19"
C8	42.53'	267.00'	S87°49'22.5"E	42.48'	9°07'33"
C9	92.91'	333.00'	N88°44'48.5"E	92.61'	15°59'11"
C10	32.27'	20.00'	S53°01'46.5"E	28.88'	92°26'01"
C11	30.21'	267.00'	S03°34'18"E	30.19'	6°28'56"
C12	37.67'	333.00'	N03°34'18"W	37.65'	6°28'56"
C13	37.05'	22.00'	N41°25'42"E	32.82'	95°28'56"

LINE TABLE

LINE	BEARING	LENGTH
L1	S06°48'48"E	29.62'
L2	S80°45'13"W	79.39'
L3	N06°48'48"W	25.86'
L4	N80°45'13"E	74.89'
L5	S06°48'48"E	25.84'
L6	N06°48'48"W	26.97'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSIACH P.L.S., 2738

SHEET 3 OF 13



JSD Professional Services, Inc.
 - Engineers - Surveyors - Planners
 DATE: AUGUST —, 2019

GREEN BAY TRAIL

290 CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 290, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

LEGEND:

-  LIMITED COMMON ELEMENT
-  COMMON ELEMENT

BASEMENT PLAN FOR:

BUILDINGS 1, 3, 5, 14, 16, 17, 18, & 20
 BUILDINGS 2, 4, 6, 13, 15, & 19 ARE A MIRROR IMAGE

OWNER:
 HARPE DEVELOPMENT, LLC
 8501 75TH STREET, SUITE H
 KENOSHA, WI 53142

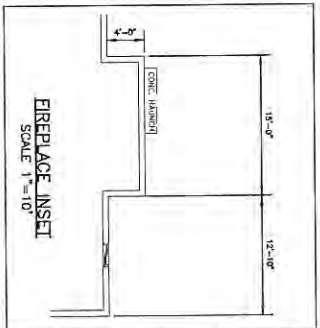
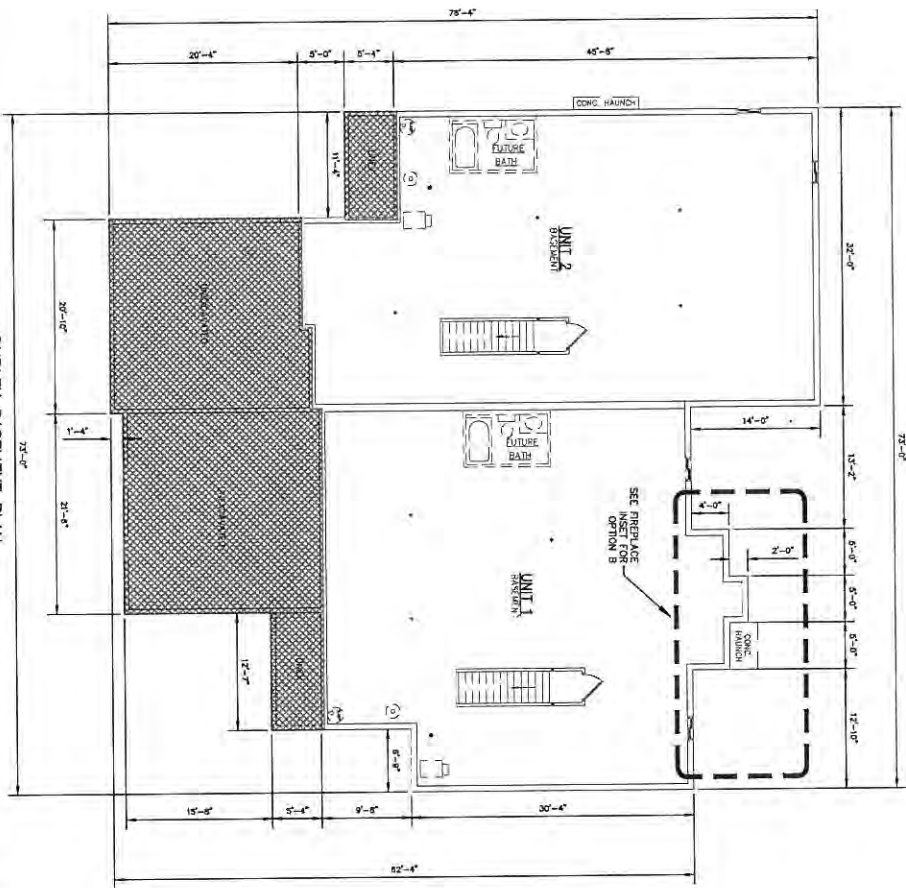
SURVEYOR:
 JSD PROFESSIONAL SERVICE, INC.
 W235N1910 BUSTE ROAD, SUITE 100
 WAUKESHA, WI 53188

NOTES:

1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

UNIT 1:
 BASEMENT - 1,533 sq. ft.
 FIRST FLOOR - 1,626 sq. ft.
 GARAGE - 443 sq.ft.

UNIT 2:
 BASEMENT - 1,576 sq. ft.
 FIRST FLOOR - 1,691 sq. ft.
 GARAGE - 417 sq. ft.



DUPLEX BASEMENT PLAN
 SCALE 1"=10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738



JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 DATE: AUGUST 2019
 SHEET 4 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

LEGEND:

-  LIMITED COMMON ELEMENT
-  COMMON ELEMENT

FIRST FLOOR PLAN FOR:

BUILDINGS 1, 3, 5, 14, 16, 17, 18, & 20
BUILDINGS 2, 4, 6, 13, 15, & 19 ARE A MIRROR IMAGE

OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

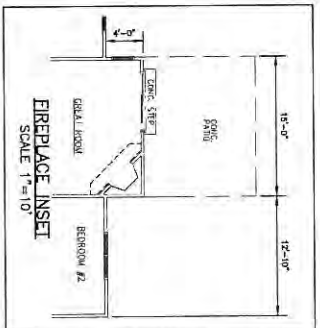
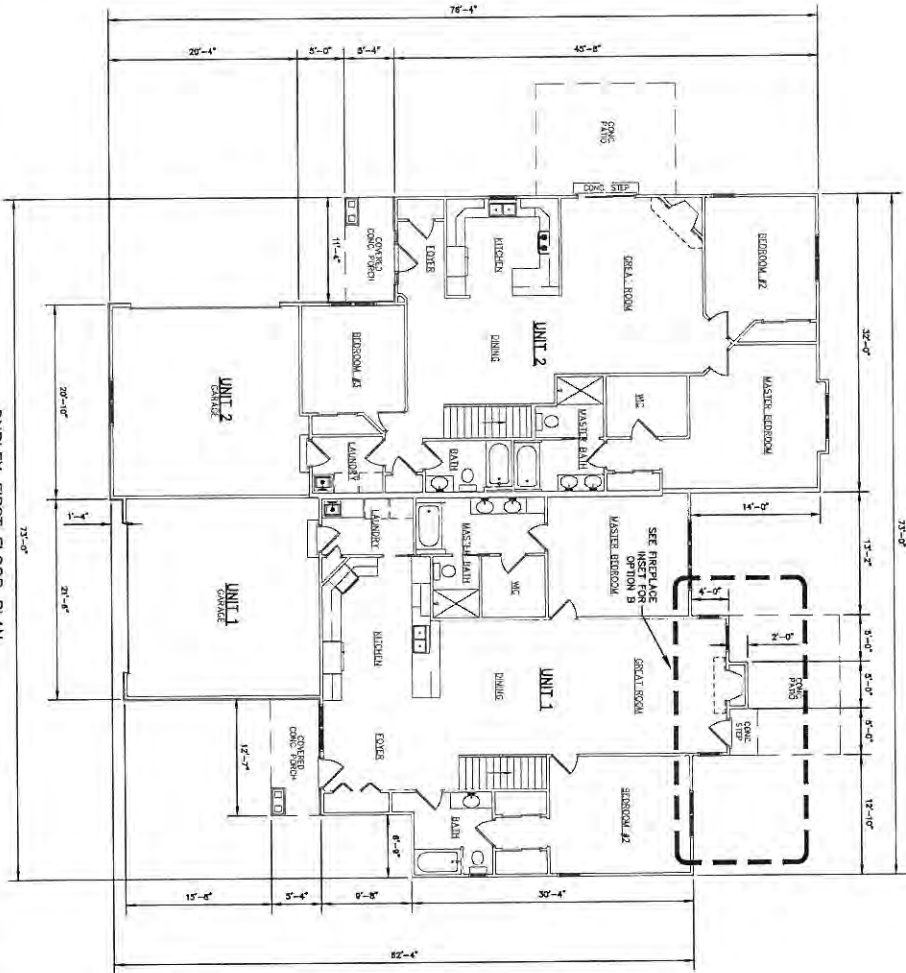
SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
WISCONSIN STATE ROAD, SUITE 100
WAUKESHA, WI 53188

NOTES:

1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

UNIT 1:
BASEMENT - 1,533 sq. ft.
FIRST FLOOR - 1,628 sq. ft.
GARAGE - 443 sq.ft.

UNIT 2:
BASEMENT - 1,576 sq. ft.
FIRST FLOOR - 1,691 sq. ft.
GARAGE - 417 sq. ft.



DUPLICATE FIRST FLOOR PLAN
SCALE 1"=10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
DATE: AUGUST —, 2019
SHEET 5 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- LEGEND:**
-  LIMITED COMMON ELEMENT
 -  COMMON ELEMENT

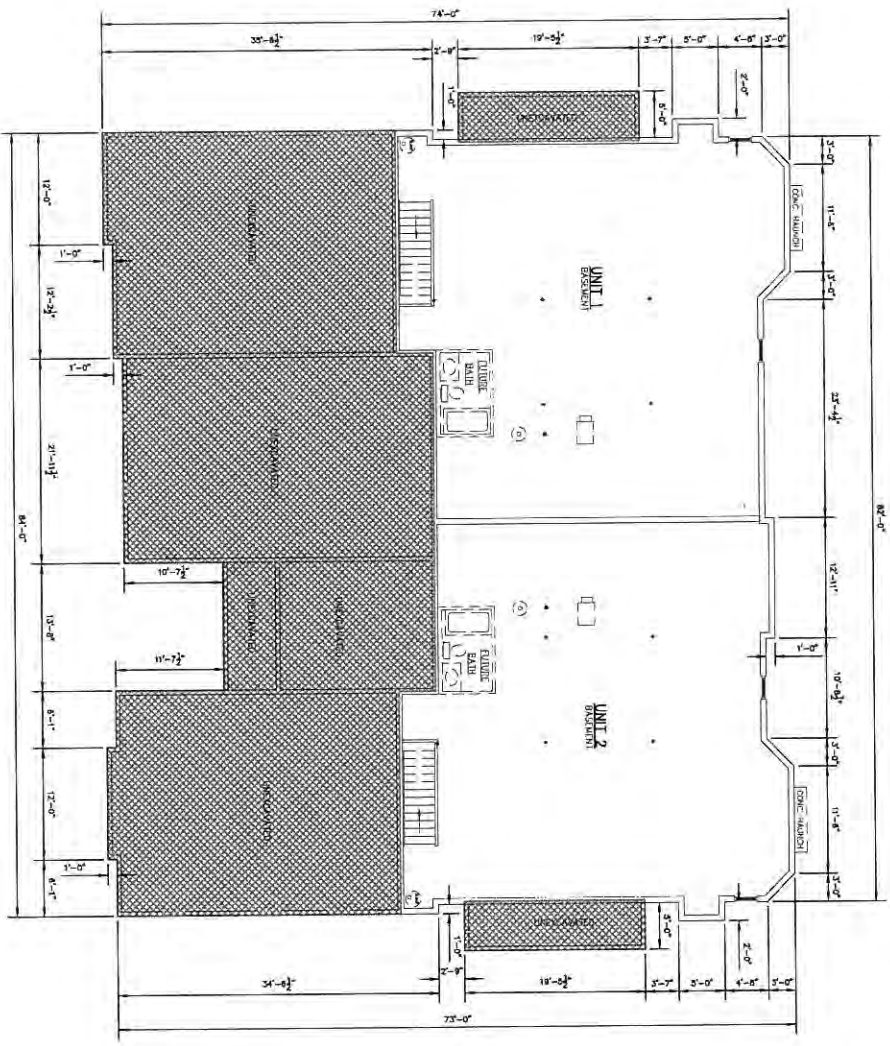
BASEMENT PLAN FOR:
BUILDINGS 7, 8, 9, 10, 11, & 12

OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
W428N610 BUSSE ROAD, SUITE 100
MADISON, WI 53718

- NOTES:**
1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
 2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
 3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

- UNIT 1:**
BASEMENT - 1,527 sq. ft.
FIRST FLOOR - 1,617 sq. ft.
GARAGE - 714 sq.ft.
- UNIT 2:**
BASEMENT - 1,540 sq. ft.
FIRST FLOOR - 1,629 sq. ft.
GARAGE - 709 sq. ft.
- UNIT 3:**
FIRST FLOOR - 244 sq. ft.
SECOND FLOOR - 2,520 sq. ft.
GARAGE - 714 sq. ft.





3-UNIT BASEMENT PLAN
SCALE: 1" = 10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
DATE: AUGUST 2019
SHEET 6 OF 13

GREEN BAY TRAIL

A CONDOMINIUM
 LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,
 TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- LEGEND:**
-  LIMITED COMMON ELEMENT
 -  COMMON ELEMENT

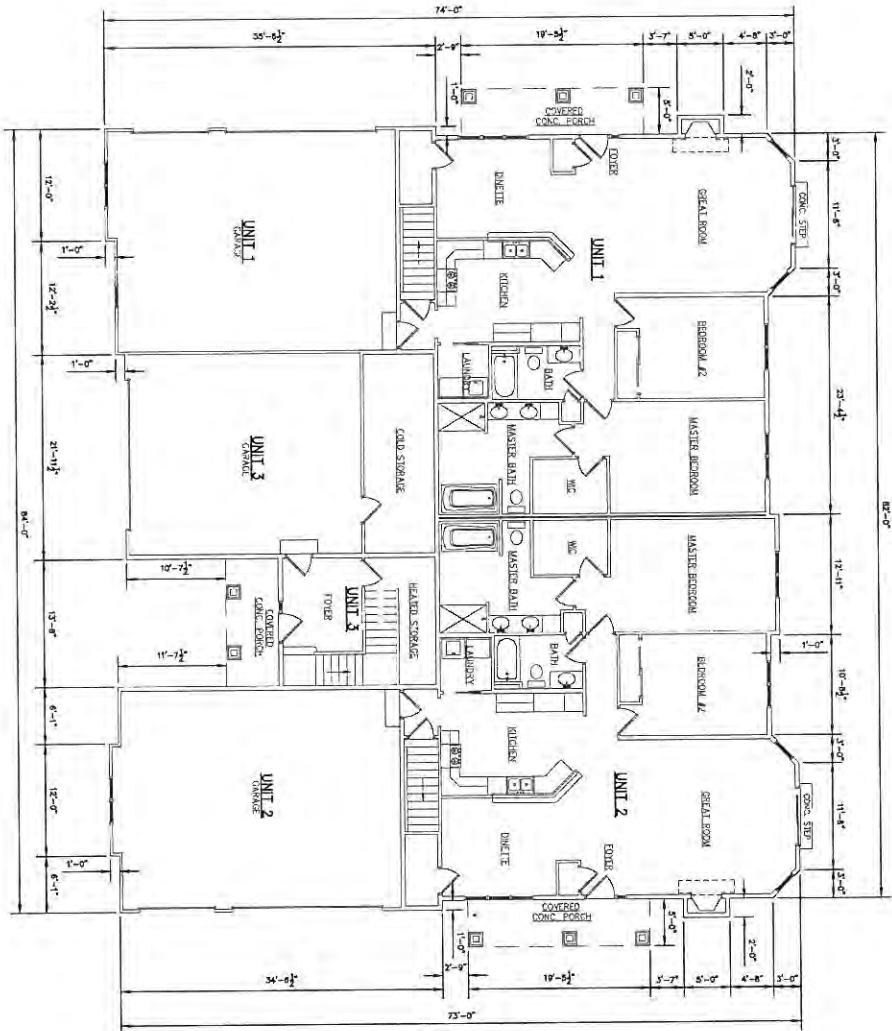
FIRST FLOOR PLAN FOR:
 BUILDINGS 7, 8, 9, 10, 11, & 12

OWNER:
 HARPE DEVELOPMENT, LLC
 8501 75TH STREET, SUITE H
 KENOSHA, WI 53142

SUBSECTOR:
 SUBSECTOR 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
 WISCONSIN BUSSE ROAD, SUITE 100
 WAUKESHA, WI 53188

- NOTES:**
1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
 2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY, ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
 3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

- UNIT 1:**
 BASEMENT - 1,527 sq. ft.
 FIRST FLOOR - 1,617 sq. ft.
 GARAGE - 714 sq. ft.
- UNIT 2:**
 BASEMENT - 1,540 sq. ft.
 FIRST FLOOR - 1,629 sq. ft.
 GARAGE - 709 sq. ft.
- UNIT 3:**
 FIRST FLOOR - 244 sq. ft.
 SECOND FLOOR - 2,520 sq. ft.
 GARAGE - 714 sq. ft.



3-UNIT FIRST FLOOR PLAN
 SCALE 1" = 10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 DATE: AUGUST 1, 2019
 SHEET 7 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- LEGEND:**
-  LIMITED COMMON ELEMENT
 -  COMMON ELEMENT

SECOND FLOOR PLAN FOR:
BUILDINGS 7, 8, 9, 10, 11, & 12

OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

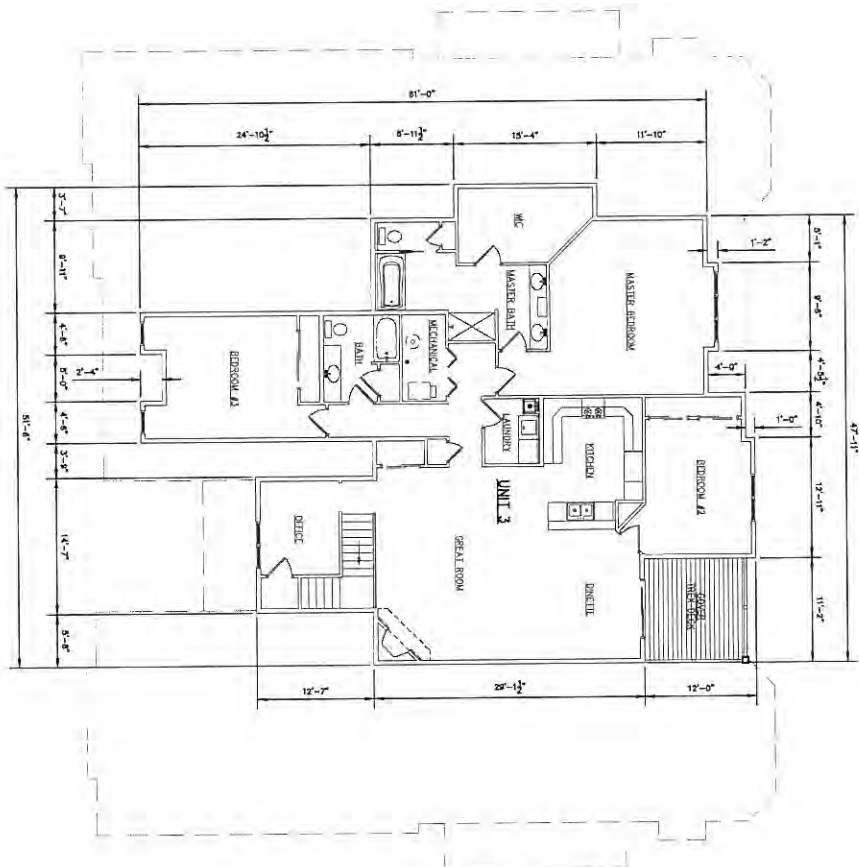
SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
W208 910 BUSSE ROAD, SUITE 100
WAUNESHA, WI 53188

- NOTES:**
1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
 2. STROOPS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
 3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

UNIT 1:
BASEMENT - 1,527 sq. ft.
FIRST FLOOR - 1,917 sq. ft.
GARAGE - 714 sq.ft.

UNIT 2:
BASEMENT - 1,540 sq. ft.
FIRST FLOOR - 1,629 sq. ft.
GARAGE - 709 sq. ft.

UNIT 3:
FIRST FLOOR - 244 sq. ft.
SECOND FLOOR - 2,520 sq. ft.
GARAGE - 714 sq. ft.



3-UNIT SECOND FLOOR PLAN
SCALE: 1"=10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
DATE: AUGUST 1, 2019
SHEET 8 OF 13

GREEN BAY TRAIL
A CONDOMINIUM
**LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.**

DEDICATIONS AND EASEMENTS PROVISIONS

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein. The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.

The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, maintenance, and repair of all items listed herein, including but not limited to: electrical, plumbing, mechanical, structural, fire, gas, and other utilities; landscape; and other items as specified herein.



GREEN BAY TRAIL
A CONDOMINIUM
LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 290, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RESTRICTIVE COVENANTS

- 1 Hereafter, the Developer, LLC, together with its successors, assigns and successors-in-title of the property referred to as the "Developer," hereby covenants that the Green Bay Trail Condominium Owners Association, LLC, the "Condominium Association," shall have the obligation of CSN from the date of its formation to maintain, repair, replace, and improve the drainage in this Development. Such maintenance shall include, as needed, grading, leading of sodding around the area of the resident lawn, maintaining, removing and replacing any drainage structure leading into or out of the basin, retaining of sediment and re-grading the retention basin to the original design depth and volume of water storage, installing retaining walls and erosion control devices, fences, or structures that be erected within the storm water drainage and retention basin easement which blocks, diverts or restricts the drainage flow or which might interfere with the Village's public, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose.
- 2 The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated IF Street, and conveyed by the Developer to the Village by said CSN for storm water management and drainage purposes, private drainage ways and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, repair and repair. These storm water drainage easements shall be conveyed, except for (1) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Green Bay Trail Condominium By-Laws, Condominium Declaration, or said CSN with respect to the easement area, and (2) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Developer pursuant to Paragraph 1 of the Restricive Covenants on said CSN. In the event of any conflict between the rights of the Developer to the Village pursuant to these easements and the rights of the Condominium Association or their Owner(s) or others with respect to the private Dedicated IF Street, the Village shall have no obligation to anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of any drainage way improvements contained within these necessary easements until such time as the property is transferred as ownership and such maintenance responsibility is transferred to the Condominium Association at which time the Condominium Association shall be responsible for maintenance, to the satisfaction of the Village and to the extent required by the Restricive Covenants on said CSN.
- 3 The covenant shall run with the land, shall be binding upon the Developer, its successors, assigns, and successors-in-title of the property, in their capacity as Owners of any such property, and shall benefit and be enforceable by the Village. The Developer shall be relieved of these obligations pertaining to the Dedicated IF Street from the date of its formation to the extent that the Village exercises its right granted to it in the dedication statements on said CSN with respect to the easement, the Village shall have no obligation to do anything pursuant to its rights under these easements.
- 4 The Developer hereby covenants that the Developer shall have the obligation of maintaining the Dedicated IF Street, and conveyed by the Developer to the Village by said CSN for storm water management and drainage purposes, private drainage ways and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, repair and repair. These storm water drainage easements shall be conveyed, except for (1) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Green Bay Trail Condominium By-Laws, Condominium Declaration, or said CSN with respect to the easement area, and (2) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Developer pursuant to Paragraph 1 of the Restricive Covenants on said CSN. In the event of any conflict between the rights of the Developer to the Village pursuant to these easements and the rights of the Condominium Association or their Owner(s) or others with respect to the private Dedicated IF Street, the Village shall have no obligation to anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of any drainage way improvements contained within these necessary easements until such time as the property is transferred as ownership and such maintenance responsibility is transferred to the Condominium Association at which time the Condominium Association shall be responsible for maintenance, to the satisfaction of the Village and to the extent required by the Restricive Covenants on said CSN.
- 5 The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated IF Street, and conveyed by the Developer to the Village by said CSN for storm water management and drainage purposes, private drainage ways and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, repair and repair. These storm water drainage easements shall be conveyed, except for (1) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Green Bay Trail Condominium By-Laws, Condominium Declaration, or said CSN with respect to the easement area, and (2) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Developer pursuant to Paragraph 1 of the Restricive Covenants on said CSN. In the event of any conflict between the rights of the Developer to the Village pursuant to these easements and the rights of the Condominium Association or their Owner(s) or others with respect to the private Dedicated IF Street, the Village shall have no obligation to anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of any drainage way improvements contained within these necessary easements until such time as the property is transferred as ownership and such maintenance responsibility is transferred to the Condominium Association at which time the Condominium Association shall be responsible for maintenance, to the satisfaction of the Village and to the extent required by the Restricive Covenants on said CSN.
- 6 The Developer hereby covenants that the Condominium Association shall be responsible for (1) all work associated with the repair, alteration, replacement, maintenance, repair and repair of the Dedicated IF Street, and conveyed by the Developer to the Village by said CSN for storm water management and drainage purposes, private drainage ways and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, repair and repair. These storm water drainage easements shall be conveyed, except for (1) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Green Bay Trail Condominium By-Laws, Condominium Declaration, or said CSN with respect to the easement area, and (2) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Developer pursuant to Paragraph 1 of the Restricive Covenants on said CSN. In the event of any conflict between the rights of the Developer to the Village pursuant to these easements and the rights of the Condominium Association or their Owner(s) or others with respect to the private Dedicated IF Street, the Village shall have no obligation to anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of any drainage way improvements contained within these necessary easements until such time as the property is transferred as ownership and such maintenance responsibility is transferred to the Condominium Association at which time the Condominium Association shall be responsible for maintenance, to the satisfaction of the Village and to the extent required by the Restricive Covenants on said CSN.
- 7 The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated IF Street, and conveyed by the Developer to the Village by said CSN for storm water management and drainage purposes, private drainage ways and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, repair and repair. These storm water drainage easements shall be conveyed, except for (1) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Green Bay Trail Condominium By-Laws, Condominium Declaration, or said CSN with respect to the easement area, and (2) such easements as may be necessary for the maintenance of the easement area which shall be imposed and required by the Developer pursuant to Paragraph 1 of the Restricive Covenants on said CSN. In the event of any conflict between the rights of the Developer to the Village pursuant to these easements and the rights of the Condominium Association or their Owner(s) or others with respect to the private Dedicated IF Street, the Village shall have no obligation to anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of any drainage way improvements contained within these necessary easements until such time as the property is transferred as ownership and such maintenance responsibility is transferred to the Condominium Association at which time the Condominium Association shall be responsible for maintenance, to the satisfaction of the Village and to the extent required by the Restricive Covenants on said CSN.

JSD
Professional Services, Inc.
• Engineers • Surveyors • Planners
DATE: AUGUST 11, 2019
SHEET 11 OF 13

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSACH P.L.S., 2738

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RESTRICTIVE COVENANTS (Cont.)

9. The Developer covenants that the 20' x 20', 50' x 20' and 150' x 100' Vision Triangle Easement areas shown on said CSM places restrictions on said areas in order to maintain a clear sight line of vision at each intersection. There shall be no obstructions, such as, but not limited to, structures, signs, fences or vehicular parking or loading, within the Vision Triangle Easement areas. This restriction shall apply to State Trunk Highway 165. This restriction is for the benefit of the public and shall be enforceable by the Village and WIDOT.

10. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated Accessway and Accessway as shown on said CSM that were dedicated, upon grant and conveyed by the Developer to the Village on said CSM for the purpose of movement against utilities, maintenance, removal and replacement, installation and replacement of lighting, planting and installation of trees, shrubs and other landscape elements and all related ingress and egress, grading, replacement and maintenance activities. These elements include, but are not limited to, utility poles, transformers, streetlights, traffic signals, signs, benches, street furniture, etc. The Developer shall be responsible for the installation, maintenance, removal and replacement of all such elements. The Developer shall also be responsible for the maintenance of the easement for the purpose of ingress, installation, maintenance, removal and replacement, assisting and replacing lighting, planting and installing trees, shrubs, and other landscape elements and all related ingress and egress, grading, replacement and maintenance activities. Notwithstanding such covenants, the Village shall have no obligation to exercise its rights under these easements.

These covenants shall run with the land, shall be binding upon the Developer, its successors, assigns, and successors-in-title of the property, in their entirety as Owners of any such property, and shall benefit and be enforceable by the Village. The Developer shall be relieved of these obligations pertaining to movement against improvements upon transfer of said property and responsibilities to the Condominium Association which then shall perform such maintenance without compensation to the satisfaction of the Village.

To the extent that the Village performs any of the maintenance responsibilities, the lot owners, which may be the Developer or the Condominium Association shall be liable for any costs which may be incurred by the Village, which the Village recovers from the Village's Owners. Should the Village exercise its rights granted to it in the dedication statements on said CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. ²⁻¹⁸ ~~2-18~~ CONDOMINIUM, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

GREEN BAY TRAIL

CORPORATE OWNERS' CERTIFICATE

HARPE DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE ABOVE LAND TO BE SURVEYED, MAPPED AND RECORDED AS REPRESENTED ON THIS MAP, IN ACCORDANCE WITH SECTION 201.02, STATUTES OF WISCONSIN, AND THE VILLAGE OF PLEASANT PRAIRIE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE.

I, VILLAGE OF PLEASANT PRAIRIE

IN WITNESS WHEREOF, THE SAID HARPE DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUSTIN R. HARPE AND CORY HARPE, MEMBERS OF SAID HARPE DEVELOPMENT, LLC, ON THIS _____ DAY OF _____ 2019.

DUSTIN R. HARPE _____ Date
MEMBER

CORY HARPE _____ Date
MEMBER

NOTARY CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2019, DUSTIN R. HARPE AND CORY HARPE, MEMBERS OF SAID HARPE DEVELOPMENT, LLC, ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MANAGERS OF SAID COMPANY.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

COMMUNITY STATE BANK, UNION GROVE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, MAPPING, AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DUSTIN R. HARPE AND CORY HARPE, MEMBERS OF HARPE DEVELOPMENT, LLC.

I, IN WITNESS WHEREOF, THE SAID COMMUNITY STATE BANK, UNION GROVE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____ 2019.

(signature)

(print name)

NOTARY CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2019, ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH _____

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

VILLAGE BOARD CERTIFICATE

WE HEREBY CERTIFY THAT THE CONDOMINIUM PLAT OF GREEN BAY TRAIL, IN THE VILLAGE OF PLEASANT PRAIRIE, SUBMITTED FOR APPROVAL BY THE DEVELOPER OF PLEASANT PRAIRIE ON THIS _____ DAY OF _____ 2019, BY _____ RESOLUTION NO. _____ AND THAT ALL CONDITIONS OF SUCH APPROVAL HAVE BEEN SATISFIED.

BY: JOHN P. STEINBRINK
VILLAGE PRESIDENT

ATTESTED TO BY: JANE G. SNEIL
VILLAGE CLERK

NOTARY CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2019, JOHN P. STEINBRINK AND JANE G. SNEIL ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH _____

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

I, KATHLEEN W. GOESEL, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF PLEASANT PRAIRIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW _____ TAXES ON _____ 2019, AFFECTING THE LANDS INCLUDED IN THIS CONDOMINIUM PLAT OF GREEN BAY TRAIL.

BY: KATHLEEN W. GOESEL
VILLAGE TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

I, TERI A. JACOBSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF KENOSHA COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW _____ TAX SALES AND NO UNPAID TAXES ON _____ 2019, AFFECTING THE LANDS INCLUDED IN THIS CONDOMINIUM PLAT OF GREEN BAY TRAIL.

BY: TERI A. JACOBSON
COUNTY TREASURER

BOUNDARY DESCRIPTION

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. _____ LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

I, RIZAL W. ISKANDRASACH, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS PLAT IS A CORRECT REPRESENTATION OF GREEN BAY TRAIL AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSEEN CONDOMINIUM BUILDINGS AND UNITS AS TO THE ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND UNITS CONVEYED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF. THAT I FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 703 OF THE WISCONSIN STATUTES AND THE LAND DIVISION AND DEPARTMENT OF REVENUE'S ORDINANCES OF THE VILLAGE OF PLEASANT PRAIRIE IN SURVEYING AND MAPPING THE SAME.

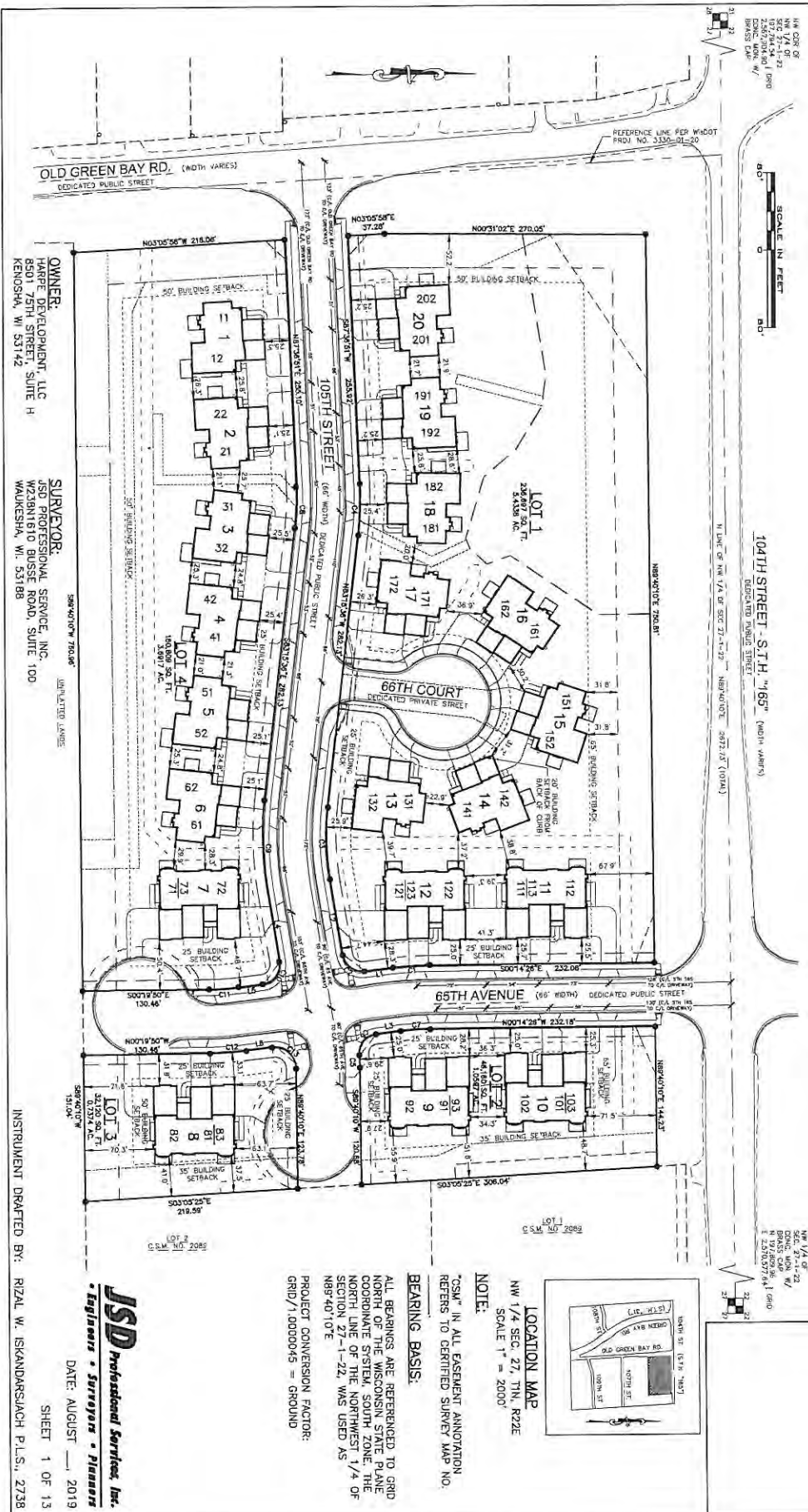
DATED THIS _____ DAY OF _____ 2019.

BY: RIZAL W. ISKANDRASACH, PLS S-2738

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



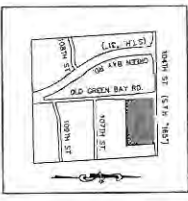
OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
W236N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD
Professional Services, Inc.
Engineers • Surveyors • Planners

DATE: AUGUST 2019
SHEET 1 OF 13



LOCATION MAP
NW 1/4 SEC. 27, T1N, R22E
SCALE 1" = 2000'

NOTE:
"CSM" IN ALL EASEMENT ANNOTATION REFERS TO CERTIFIED SURVEY MAP NO.

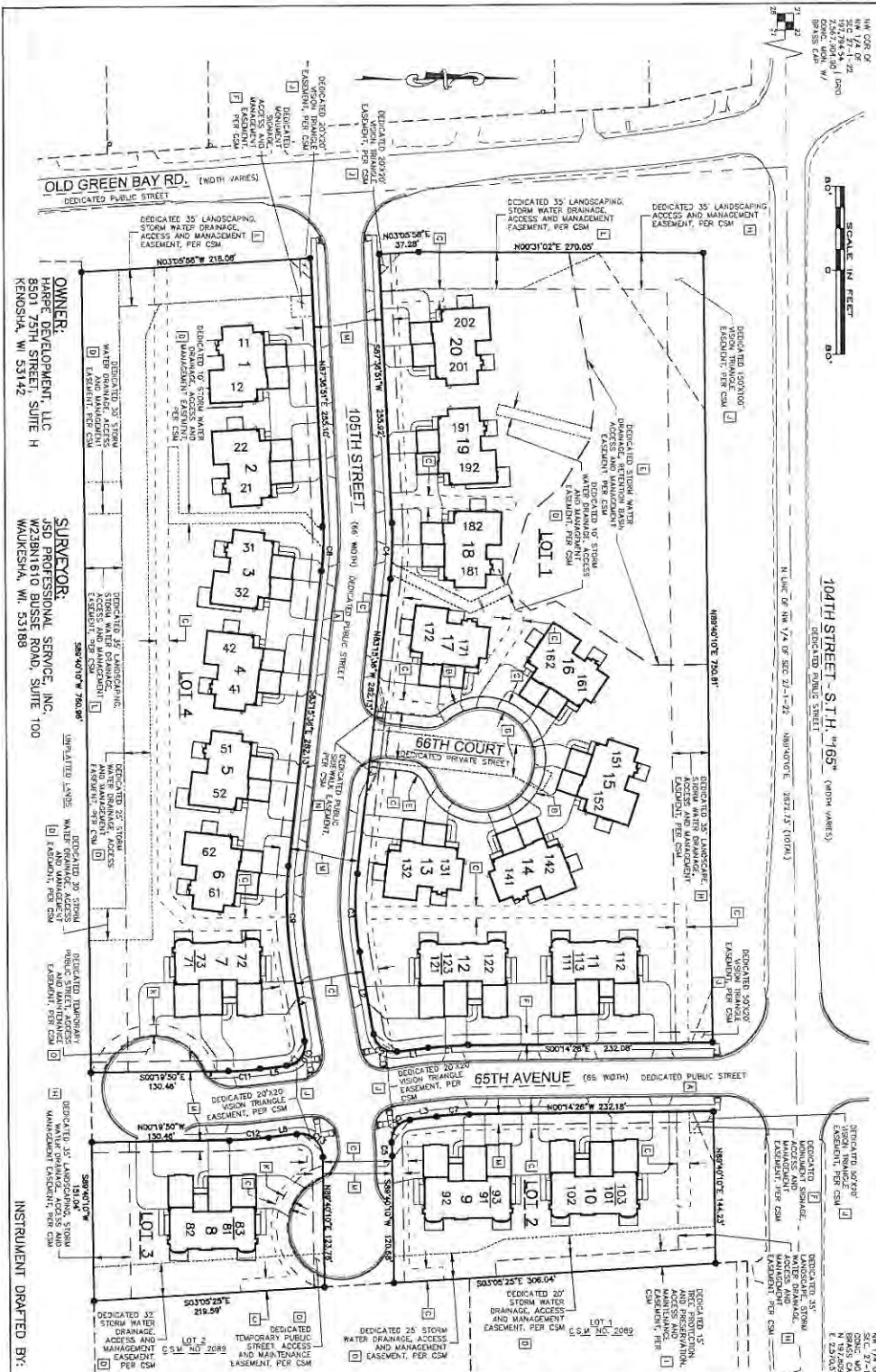
BEARING BASIS:
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 27-1-22, WAS USED AS N89°40'10"E

PROJECT CONVERSION FACTOR:
GRID/1.00000045 = GROUND

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2916, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



- LEGEND:**
- A DEDICATED PUBLIC STREET
 - B DEDICATED PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT
 - C DEDICATED 12' OR 15' UTILITY, ACCESS AND MAINTENANCE EASEMENT
 - D DEDICATED 10', 20', 25', 30', 32', OR 35' STORM WATER DRAINAGE ACCESS AND MAINTENANCE EASEMENT
 - E DEDICATED STORM WATER DRAINAGE RETENTION BASIN, OPEN SPACE, ACCESS AND MAINTENANCE EASEMENT
 - F DEDICATED MONUMENT SIGNAGE, ACCESS AND MAINTENANCE EASEMENT
 - G DEDICATED PUBLIC 30' WATER MAIN AND SANITARY SEWER MAIN, ACCESS AND MAINTENANCE EASEMENT
 - H DEDICATED 35' LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT
 - I DEDICATED 25' STORM WATER DRAINAGE ACCESS AND MAINTENANCE EASEMENT
 - J DEDICATED 20'X20', 50'X20', OR 150'X100' VISION TRIANGLE EASEMENT
 - K DEDICATED TEMPORARY 10' STREET ACCESS, SNOW STORAGE, ROAD REMOVAL AND MAINTENANCE EASEMENT
 - L DEDICATED 25' OR 35' LANDSCAPING, STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
 - M DEDICATED 10' STREET TREE, ACCESS AND MAINTENANCE EASEMENT
 - N DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT
 - O DEDICATED TEMPORARY PUBLIC STREET ACCESS AND MAINTENANCE EASEMENT

OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
W238N1810 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
DATE: AUGUST 2019
SHEET 2 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

TYPICAL UNIT NUMBERING



NOTES:

1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. REFER TO THE CONDOMINIUM DECLARATION FOR COMPLETE DESCRIPTIONS OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
3. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY, ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
4. SEE SHEETS 4 TO 8 FOR BUILDING IDENTIFICATION.

STATE HIGHWAY ACCESS RESTRICTION:

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON OR ENTITY SHALL HAVE THE RIGHT OF ACCESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. 165 OR 104TH STREET. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

STATE HIGHWAY SETBACK RESTRICTION:

HIGHWAY SETBACK: THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES.

CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	38.20'	333.00'	S03°31'58.5"E	38.18'	6°34'19"
C2	30.57'	20.00'	S36°58'13.5"W	27.68'	87°33'59"
C3	74.50'	267.00'	S88°44'48.5"W	74.26'	15°59'11"
C4	53.04'	333.00'	N87°49'22.5"W	52.98'	9°07'33"
C5	12.79'	196.10'	S87°38'45"W	12.79'	3°44'18"
C6	30.51'	20.00'	N50°31'04"W	27.64'	87°24'38"
C7	30.63'	267.00'	N03°31'58.5"W	30.61'	6°34'19"
C8	42.53'	267.00'	S87°49'22.5"E	42.48'	9°07'33"
C9	92.91'	333.00'	N88°44'48.5"E	92.61'	15°59'11"
C10	32.27'	20.00'	S83°01'48.5"E	28.88'	9°22'01"
C11	30.21'	267.00'	S03°34'18"E	30.19'	6°28'56"
C12	37.67'	333.00'	N03°34'18"W	37.65'	6°28'56"
C13	37.05'	22.00'	N41°25'42"E	32.82'	96°28'56"

LINE	BEARING	LENGTH
L1	S08°48'48"E	29.67'
L2	S80°45'13"W	79.39'
L3	N06°48'48"W	25.88'
L4	N80°45'13"E	74.88'
L5	S08°48'46"E	25.54'
L6	N06°48'46"W	26.97'

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 DATE: AUGUST 1, 2019

SHEET 3 OF 13



INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSIAJAH P.L.S., 2738

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

LEGEND:

-  LIMITED COMMON ELEMENT
-  COMMON ELEMENT

BASEMENT PLAN FOR:

BUILDINGS 1, 3, 5, 13, 15, 17, 18, & 20
BUILDINGS 2, 4, 6, 13, 15, & 19 ARE A MIRROR IMAGE

OWNER:
HARPE DEVELOPMENT, LLC
8601 75TH STREET, SUITE H
KENOSHA, WI 53142

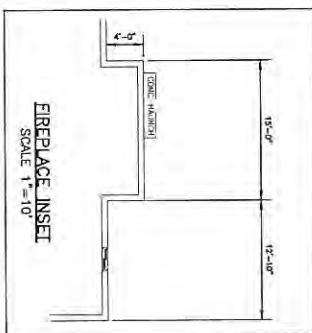
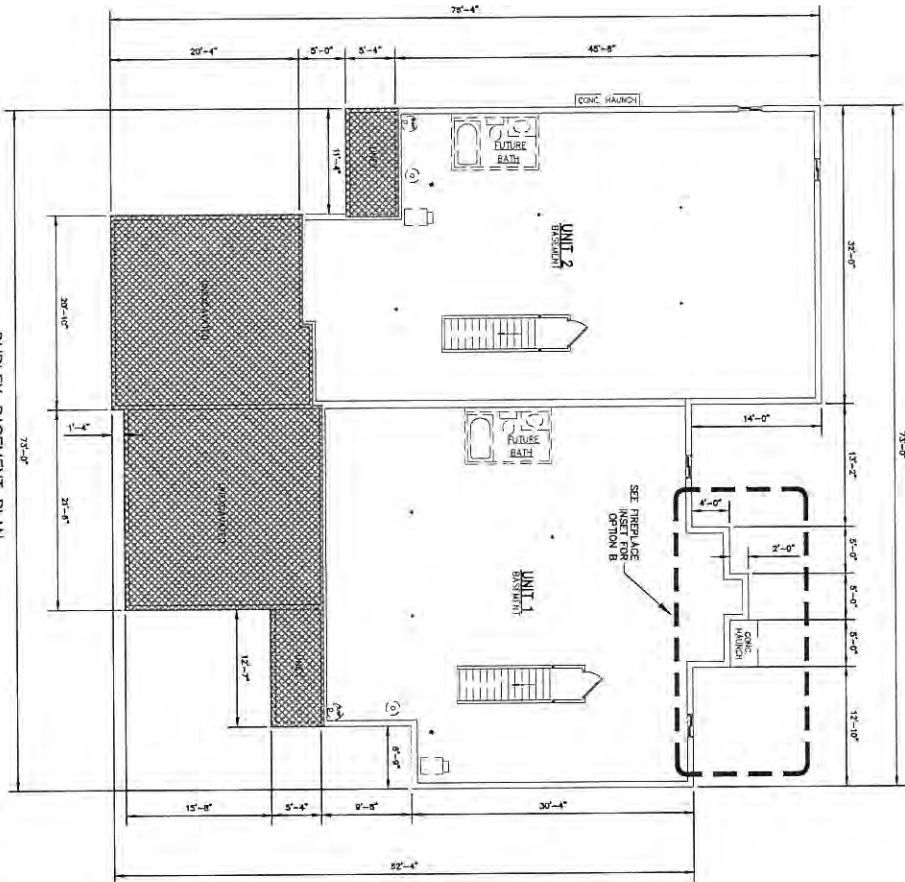
SUBVERTOR:
JSD PROFESSIONAL SERVICE, INC.
WISCONSIN 610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188

NOTES:

1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY, ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

UNIT 1:
BASEMENT - 1,533 sq. ft.
FIRST FLOOR - 1,626 sq. ft.
GARAGE - 443 sq.ft.

UNIT 2:
BASEMENT - 1,576 sq. ft.
FIRST FLOOR - 1,691 sq. ft.
GARAGE - 417 sq. ft.



DUPLEX BASEMENT PLAN

SCALE 1"=10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

DATE: AUGUST 2019



SHEET 4 OF 13

GREEN BAY TRAIL

CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 291^A, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

LEGEND:

-  LIMITED COMMON ELEMENT
-  COMMON ELEMENT

FIRST FLOOR PLAN FOR:

BUILDINGS 1, 3, 5, 14, 16, 17, 18, & 20
BUILDINGS 2, 4, 6, 13, 15, & 19 ARE A MIRROR IMAGE

OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

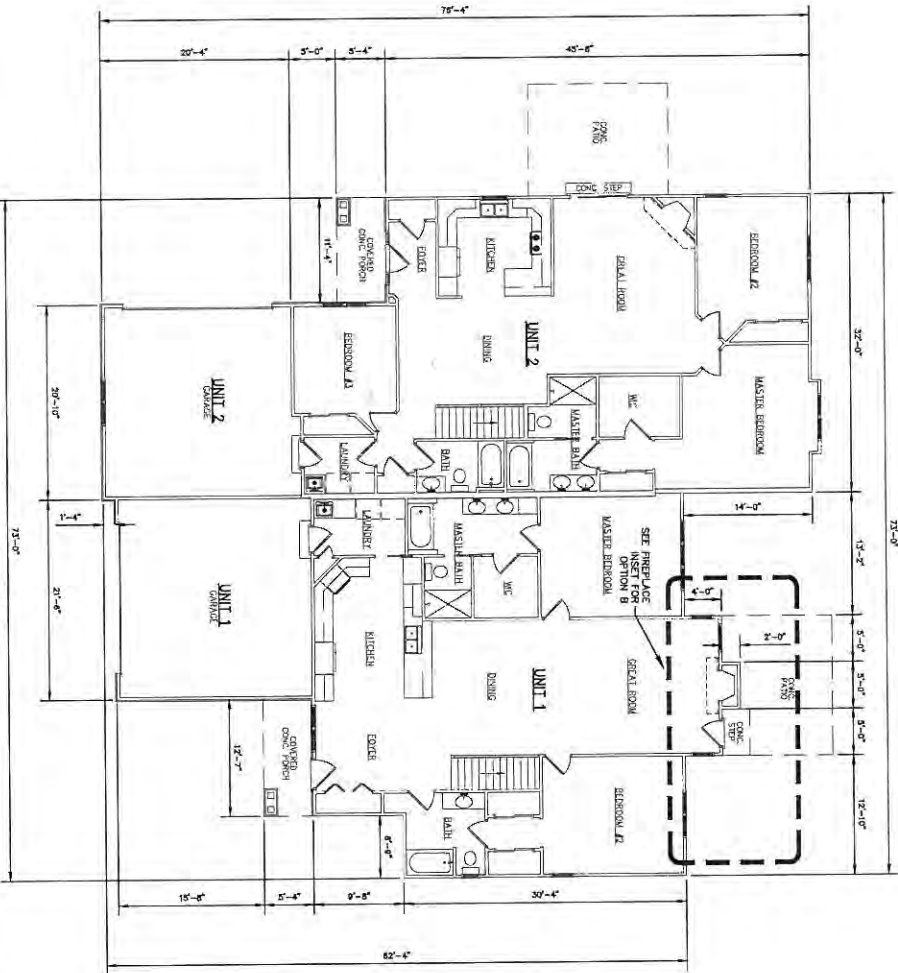
SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
WISCONSIN LICENSE NO. 10001
MADISON, WI 53708

NOTES:

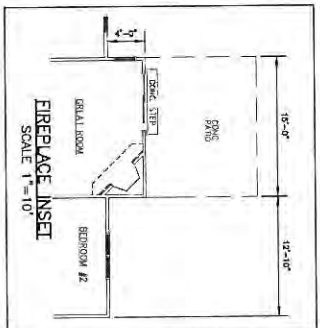
1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

UNIT 1:
BASEMENT - 1,533 sq. ft.
FIRST FLOOR - 1,626 sq. ft.
GARAGE - 443 sq.ft.

UNIT 2:
BASEMENT - 1,576 sq. ft.
FIRST FLOOR - 1,691 sq. ft.
GARAGE - 417 sq. ft.



DUPLEX FIRST FLOOR PLAN
SCALE 1"=10'





INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
DATE: AUGUST 2019
SHEET 5 OF 13

GREEN BAY TRAIL

A CONDOMINIUM
 LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,
 TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- LEGEND:**
-  LIMITED COMMON ELEMENT
 -  COMMON ELEMENT

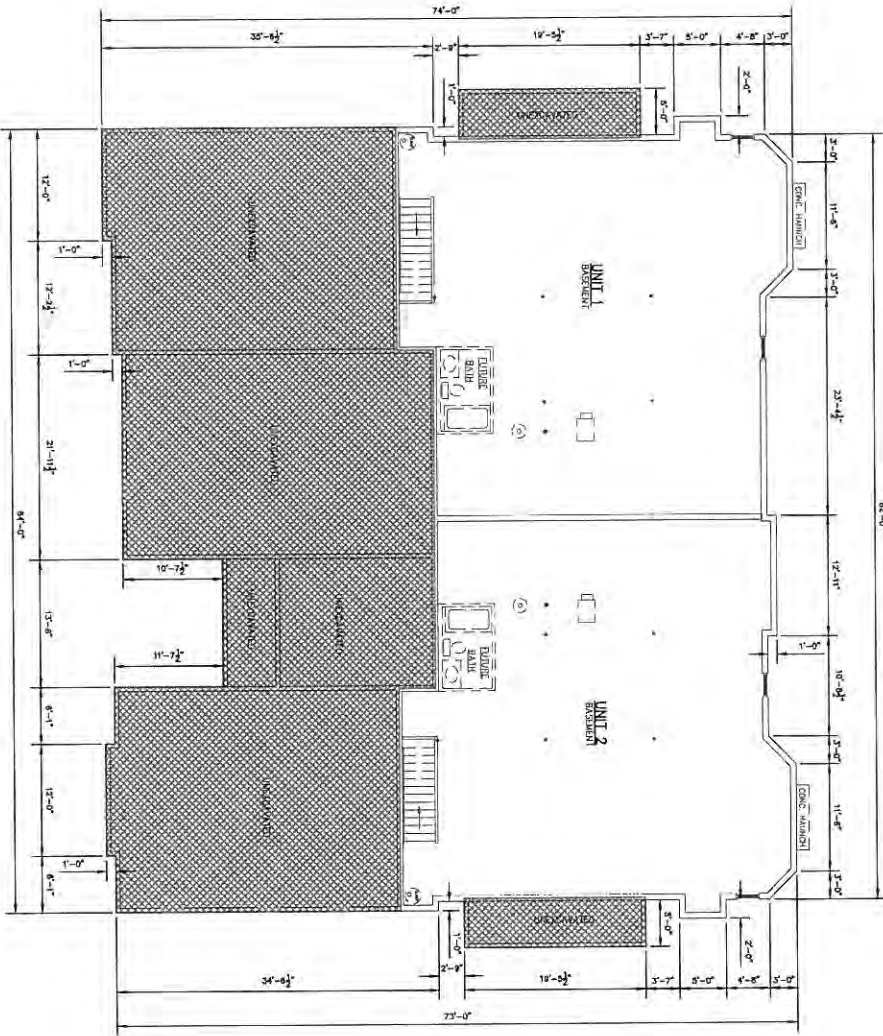
BASEMENT PLAN FOR:
 BUILDINGS 7, 8, 9, 10, 11, & 12

OWNER:
 HARPE DEVELOPMENT, LLC
 8501 73TH STREET, SUITE H
 KENOSHA, WI 53142

SURVEYOR:
 JSD PROFESSIONAL SERVICE, INC.
 WAZWANI 610 BUSSE ROAD, SUITE 100
 WALKESHA, WI 53188

- NOTES:**
1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
 2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY, ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
 3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

- UNIT 1:**
 BASEMENT - 1,527 sq. ft.
 FIRST FLOOR - 1,617 sq. ft.
 GARAGE - 714 sq. ft.
- UNIT 2:**
 BASEMENT - 1,540 sq. ft.
 FIRST FLOOR - 1,629 sq. ft.
 GARAGE - 709 sq. ft.
- UNIT 3:**
 FIRST FLOOR - 244 sq. ft.
 SECOND FLOOR - 2,520 sq. ft.
 GARAGE - 714 sq. ft.



3-UNIT BASEMENT PLAN
 SCALE 1" = 10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738



JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 DATE: AUGUST 1, 2019
 SHEET 6 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

LEGEND:

-  LIMITED COMMON ELEMENT
-  COMMON ELEMENT

FIRST FLOOR PLAN FOR:
BUILDINGS 7, 8, 9, 10, 11, & 12

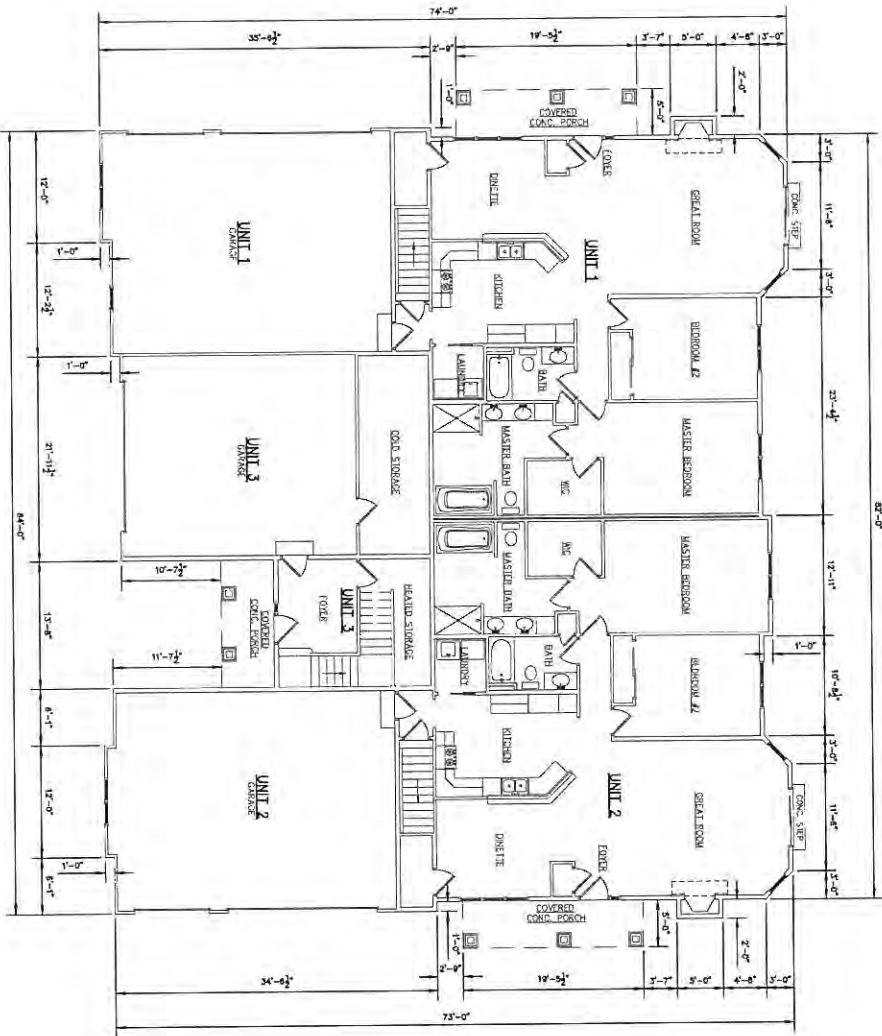
OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WI 53188

NOTES:

1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. STAIRS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. THE FLOOR PLANS AND THE UNIT AREAS DO NOT REFLECT AS-BUILT CONDITIONS.

- UNIT 1:
BASEMENT - 1,527 sq. ft.
FIRST FLOOR - 1,617 sq. ft.
GARAGE - 714 sq. ft.
- UNIT 2:
BASEMENT - 1,540 sq. ft.
FIRST FLOOR - 1,598 sq. ft.
GARAGE - 709 sq. ft.
- UNIT 3:
FIRST FLOOR - 244 sq. ft.
SECOND FLOOR - 2,520 sq. ft.
GARAGE - 714 sq. ft.



3-UNIT FIRST FLOOR PLAN
SCALE 1"=10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSIACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
DATE: AUGUST 1, 2019
SHEET 7 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 247A, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

LEGEND:
LIMITED COMMON ELEMENT
COMMON ELEMENT

SECOND FLOOR PLAN FOR:
BUILDINGS 7, 8, 9, 10, 11, & 12

OWNER:
HARPE DEVELOPMENT, LLC
8501 75TH STREET, SUITE H
KENOSHA, WI 53142

SURVEYOR:
JSD PROFESSIONAL SERVICE, INC.
2520 NORTHERN AVENUE, SUITE 100
WALKESSHA, WI 53188

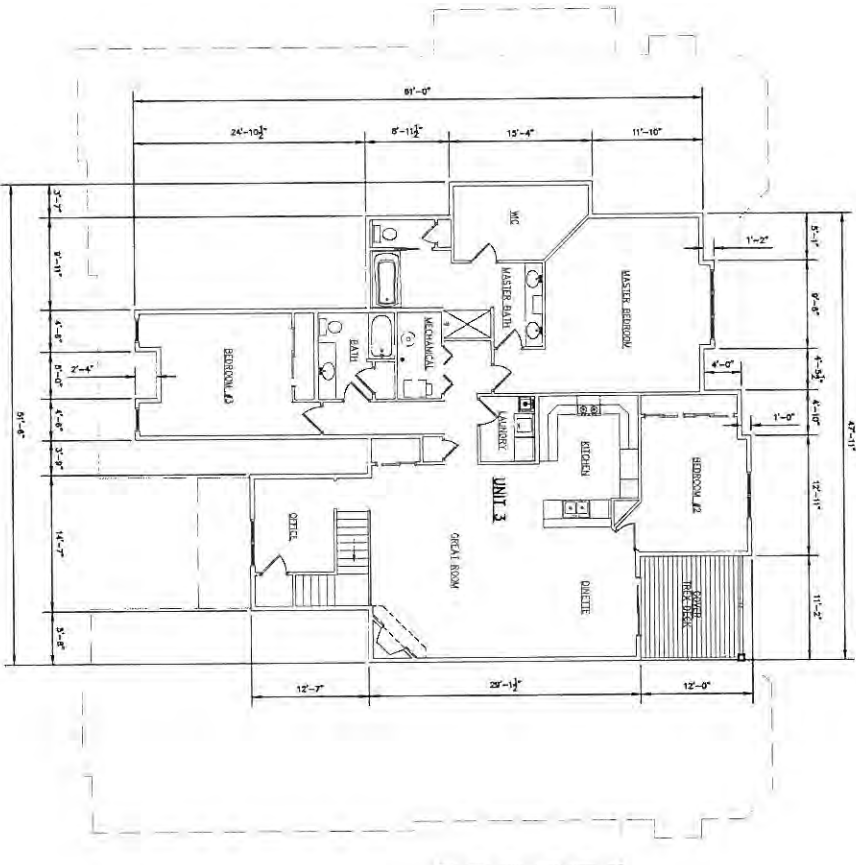
NOTES:

1. ALL AREAS INSIDE OR OUTSIDE THE BUILDING OUTLINE NOT DESCRIBED AS LIMITED COMMON ELEMENTS OR AS A CONDOMINIUM UNIT ARE COMMON ELEMENTS.
2. STOOPS, PATIOS, SIDEWALKS, DECKS, AND DRIVEWAYS, IF ANY ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE ADJACENT UNIT OR UNITS.
3. FLOOR PLANS AND UNIT AREAS OBTAINED FROM HARPE DEVELOPMENT, LLC AND ARE BASED ON DESIGN PLAN. REFLECT AS-BUILT CONDITIONS.

UNIT 1:
BASEMENT - 1,527 sq. ft.
FIRST FLOOR - 1,617 sq. ft.
GARAGE - 714 sq. ft.

UNIT 2:
BASEMENT - 1,540 sq. ft.
FIRST FLOOR - 1,629 sq. ft.
GARAGE - 709 sq. ft.

UNIT 3:
FIRST FLOOR - 244 sq. ft.
SECOND FLOOR - 2,320 sq. ft.
GARAGE - 714 sq. ft.



3-UNIT SECOND FLOOR PLAN
SCALE 1"=10'

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

DATE: AUGUST 1, 2019

SHEET 8 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 246, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RESTRICTIVE COVENANTS

1. The Developer, LLC, together with its successors, assigns and successors-in-title of the property referred to as "Large Development, LLC," hereby covenants that the Green Bay Trail Condominium Owners Association, LLC (the "Condominium Association") shall have the right to perform all maintenance and repair activities on the property. The Condominium Association shall have the right to perform all maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property.
2. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated 10' Street. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property.
3. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated 10' Street. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property.
4. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated 10' Street. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property.
5. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated 10' Street. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property.
6. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated 10' Street. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property.
7. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated 10' Street. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property. The Developer shall be relieved of any and all obligations and responsibilities in connection with the maintenance and repair activities on the property.

INSTRUMENT DRAFTED BY: RIZAL W. ISKANDARSJACH P.L.S., 2738

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
DATE: AUGUST —, 2019
SHEET 11 OF 13

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RESTRICTIVE COVENANTS (cont.)

9. The Developer covenants that the 20' x 20' x 20' and 10' x 10' x 10' Vertical Terrace Easement areas shown on said CSN1 shall be used for the purpose of providing a means of access to the units at each intersection. There shall be no obstructions, such as, but not limited to, structures, signs, fences or vehicular parking, or vegetation, within the Vertical Terrace Easement between the heights of 7 and 10' unless approved by the Village and/or the Department of Transportation (DOT) as it applies to State Trunk Highway 163. This restriction is for the benefit of the public and shall be enforceable by the Village and DOT.

10. The Developer hereby covenants that the Condominium Association shall have the obligation of maintaining the Dedicated Monument Signage, Access and Maintenance Easement areas on said CSN1 that were dedicated, given, granted and conveyed by the Developer to the Village on said CSN1 for the purpose of monument signage installation, maintenance, removal and replacement, including but not limited to, the design, construction, installation, maintenance, repair, replacement and all related signs and signs, grading, replacement and maintenance activities. These Monument Signage, Access and Maintenance Easements shall be exclusive except for the same easement rights in this Condominium Development hereby retained by the Developer for purposes of signage, installation, maintenance, removal and replacement, installing and repairing, lighting, painting and retarding trees, shrubs and other landscape elements and all related operations, including but not limited to, maintenance, repair, replacement and all related activities. Notwithstanding such easements, the Village shall have the obligation to exercise its rights under these easements.

These covenants shall run with the land, shall be binding upon the Developer, its successors, assigns and assigns, and shall be enforceable by the Village and DOT. The Owners of any such property and their heirs, assigns and assigns shall be responsible for the maintenance and repair of the Monument Signage, Access and Maintenance Easement areas and shall be responsible to the Condominium Association which then shall perform such maintenance without compensation to the satisfaction of the Village.

11. The deed that the Village performs any of the maintenance responsibilities, the Owners, which may be the Developer or the Condominium Association shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners as special assessments or special charges under Section 66.06(2) for successors or similar provisions of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises its rights granted to it in the dedication statements on said CSN1 with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

GREEN BAY TRAIL

A CONDOMINIUM

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

CORPORATE OWNERS' CERTIFICATE

LARGE DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE ABOVE LAND, TO BE SURVEYED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 703 OF THE WISCONSIN STATUTES AND THE VILLAGE OF PLEASANT PRAIRIE LAND DIVISION DEVELOPMENT CONTROL ORDINANCE.

HARPE DEVELOPMENT, LLC DOES FURTHER CERTIFY THAT THIS PLAN IS REQUIRED BY SECTION 703 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1. VILLAGE OF PLEASANT PRAIRIE

IN WITNESS WHEREOF, THE SAID HARPE DEVELOPMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUSTIN R. HARPE, AND CORY HARPE, MEMBERS OF 2019.

DUSTIN R. HARPE _____ Date _____
MEMBER

CORY HARPE _____ Date _____
MEMBER

NOTARY CERTIFICATE

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, AND CONFIRMED THAT DUSTIN R. HARPE, MEMBERS OF SAID HARPE DEVELOPMENT, LLC, ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MANAGERS OF SAID COMPANY.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

COMMUNITY STATE BANK, UNION GROVE, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS LENDER, AND WITNES HEREBY CONSENT TO THE SURVEYING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAN, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DUSTIN R. HARPE AND CORY HARPE, MEMBERS OF HARPE DEVELOPMENT, LLC.

IN WITNESS WHEREOF, THE SAID COMMUNITY STATE BANK, UNION GROVE, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2019.

(signature)

(title)

NOTARY CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH _____

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

VILLAGE BOARD CERTIFICATE

WE HEREBY CERTIFY THAT THE CONDOMINIUM PLAN OF GREEN BAY TRAIL, IN THE VILLAGE OF PLEASANT PRAIRIE, SUBMITTED FOR APPROVAL BY HARPE DEVELOPMENT, LLC, DEVELOPER OF SAID LANDS, WAS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF PLEASANT PRAIRIE ON THIS _____ DAY OF _____, 2019, AND THAT ANY AND ALL CONDITIONS OF SUCH APPROVAL HAVE BEEN SATISFIED.

BY: JOHN P. STEINBRINK
VILLAGE PRESIDENT

ATTESTED TO BY: JANE C. SNELL
VILLAGE CLERK

NOTARY CERTIFICATE

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, AND CONFIRMED THAT JANE C. SNELL ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH _____

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

I, KATHLEEN M. GESSSEL, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF PLEASANT PRAIRIE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS DUE BY _____, 2019, AFFECTING THE LANDS INCLUDED IN THIS CONDOMINIUM PLAN OF GREEN BAY TRAIL.

BY: KATHLEEN M. GESSSEL
VILLAGE TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

I, TERRY A. JACOBSON, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF KENOSHA COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS DUE BY _____, 2019, AFFECTING THE LANDS INCLUDED IN THIS CONDOMINIUM PLAN OF GREEN BAY TRAIL.

BY: TERRY A. JACOBSON
COUNTY TREASURER

BOUNDARY DESCRIPTION

LOTS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 2910, LOCATED IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF KENOSHA)

I, RIZAL W. ISKANDARSJACH, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CONDUCTED A SURVEY OF THE ABOVE LANDS AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

THIS PLAN IS A CORRECT REPRESENTATION OF GREEN BAY TRAIL, AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS AS TO THE OCCUPANCY OF THE PLAN, THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION CONTAINED IN THE PLAN AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

THAT I FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 703 OF THE WISCONSIN STATUTES AND THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCES OF THE VILLAGE OF PLEASANT PRAIRIE IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2019.

BY: RIZAL W. ISKANDARSJACH, PLS S-2738

Exhibit "B" to Declaration of Condominium

Parcel Number	Building	Unit	Address	Street
		1	11	6727 105 Street
		1	12	6725 105 Street
		2	21	6791 105 Street
		2	22	6701 105 Street
		3	31	6661 105 Street
		3	32	6659 105 Street
		4	41	6595 105 Street
		4	42	6599 105 Street
		5	51	6555 105 Street
		5	52	6543 105 Street
		6	61	6545 105 Street
		6	62	6547 105 Street
		7	71	10510 65 Avenue
		7	72	6527 105 Street
		7	73	10500 65 Avenue
		8	81	6480 105 Street
		8	82	10511 65 Avenue
		8	83	10499 65 Avenue
		9	91	10425 65 Avenue
		9	92	6493 105 Street
		9	93	10421 65 Avenue
		10	101	10405 65 Avenue
		10	102	10419 65 Avenue
		10	103	10411 65 Avenue
		11	111	10420 65 Avenue
		11	112	10406 65 Avenue
		11	113	10416 65 Avenue
		12	121	6530 105 Street
		12	122	10422 65 Avenue
		12	123	10425 65 Avenue
		13	131	10427 66 Court
		13	132	10425 66 Court
		14	141	10425 66 Court
		14	142	10417 66 Court
		15	151	10414 66 Court
		15	152	10415 66 Court
		16	161	10416 66 Court
		16	162	10420 66 Court
		17	171	10424 66 Court
		17	172	6606 105 Street
		18	181	6664 105 Street
		18	182	6666 105 Street
		19	191	6696 105 Street
		19	192	6694 105 Street
		20	201	6718 105 Street
		20	202	6720 105 Street

GREEN BAY TRAIL
A CONDOMINIUM

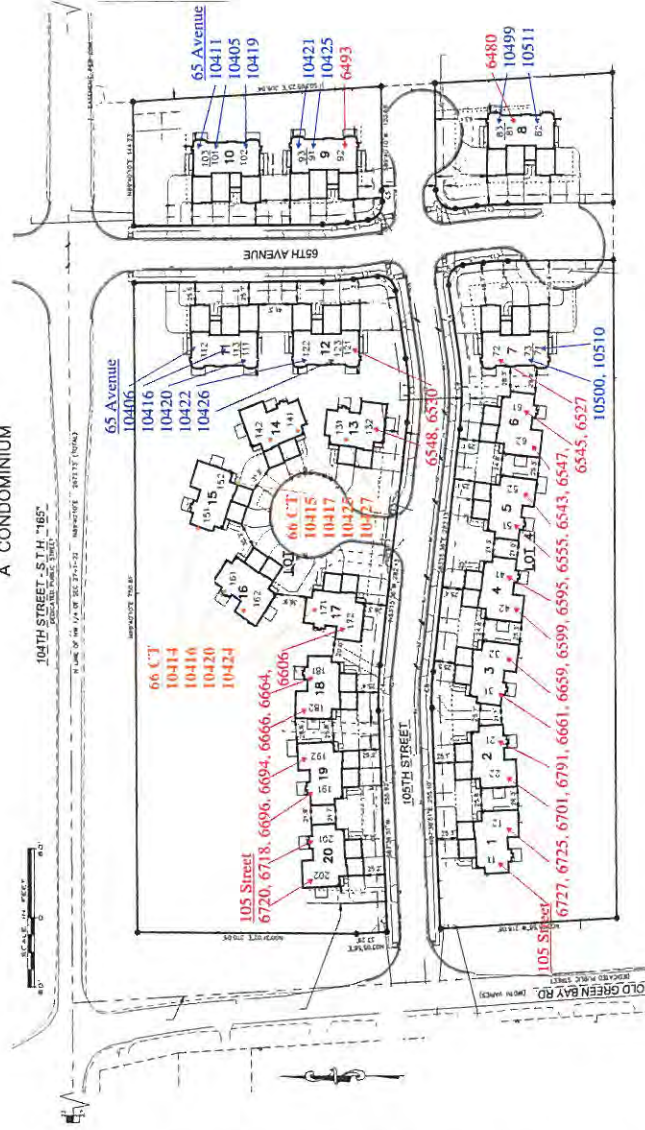


Exhibit C		
Green Bay Trail Condominium Budget		
Income		Annual
Maintenance Fees		
Operating Expenses		
Common area Repairs		
Building Maintenance		
Insurance -		
	Common elements	
	Insurance - Officers	
Landscape & Pond Maintenance		
	Common area mowing & weed control	
	Pond mowing	
	Street Tree mowing & replacement	
	Pond aeration & algae control	
Private Cul-de-sac Maintenance		
	routine sealcoating & repair	
	Snow Removal & salting Pvt Cul -de-sac	
Public Sidewalks		
	snow removal & salting - 105th & 65th	
	Snow removal & salting - Old Green Bay Rd	
	routine repair and replacement	
Exterminating		
Common Electric/Fountain/street lights:		
	Street light and pond aerator	
	AD Min Fee WE ENergies Village processing fee	
Bank charges		
Legal		
Corporate Income Tax		
Accounting		
License/Permits		
Management Fee		
Office Supplies		
Professional Reserve		
Total Operating Expenses		
Reserve Account Summary		
Reserve for common elements-roof siding, etc		
Reserve for 65th Ave & 105th St future extensions		
	Street Trees - 10 trees	
	Driveways & restoration	
Asphalt Patching & replacement Private Cul-de-sac		
Total		
Maintenance Fee/Month**		
Budget Comments		
** We are in the process of collecting bids & contracts for the budget.		