

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF OLD SCHOOL TOWNHOMES**

POLK COUNTY, WISCONSIN
Received for record this
13th day of January
AD 2012 at 03:00 PM
Document Number: 791382

Laurie Anderson
Laurie Anderson
Register of Deeds

Return to:

*CN/NW Properties
1514 190th Ave
Balsam Lake WI 54810*

106-00318-0000, 106-00318-0010,
106-00318-0020, 106-00318-0030,
106-00318-0040, 106-00318-0050,
106-00318-0060, 106-00318-0070,
106-00318-0080 & 106-00318-0090
(Parcel Identification Number)

Units 1-9, Old School Townhomes Condominium recorded in the Polk County Register of Deeds Office on September 5, 2006, in Volume 993, page 935, as Document No. 721958, located in the Village of Balsam Lake, Polk County, Wisconsin.

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF OLD SCHOOL TOWNHOMES**

This First Amendment to the Condominium Declaration of Old School Townhomes is made pursuant to the Wisconsin Condominium Ownership Act, Chapter 703, Wisconsin Statutes, as of this 10th day of November, 2011.

WHEREAS, on September 5, 2006, the Declaration of Condominium for Old School Townhomes ("hereinafter Condominium") was executed by the Christopher Nelson and Nicholas Walton and was recorded in the Polk County Register of Deeds Office on September 5, 2006, in Volume 993, page 935, as Document No. 721958; and

WHEREAS, pursuant to Article XIII of the Declaration and the authority provided for in §703.09(2) of the Wisconsin Statutes, the owners wish to amend the Condominium Declaration; and

WHEREAS, all of the unit owners wish to make this amendment to the Condominium Declaration.

NOW, THEREFORE, the owners do hereby declare as follows:

1. **Lease of Units.** Section 8.05 shall be amended to delete the first line: "Each Unit or any part thereof may be rented by written lease, provided"

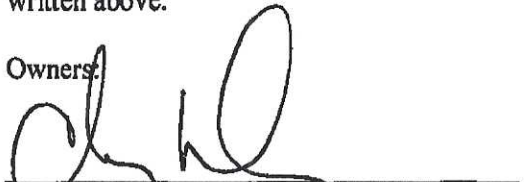
and the first line shall be replaced with the following:


"With the exception of a lender in possession of a unit following default of a first mortgage, foreclosure or deed or other arrangement in lieu of foreclosure, the following restrictions apply to rental or leasing of a unit:"

2. **Incorporation.** All other terms, provisions, covenants, rights and restrictions as described in and contained in the original declaration and prior amendments, not expressly or by necessary implication amended or modified by this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date written above.

Owners:


Christopher Nelson


Nicholas Walton

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF Polk)

Personally came before me this 10th day of November, 2011, the above named Christopher Nelson and Nicholas Walton, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



Tammy Allen
), Notary Public
My Commission Expires: 11/23/14

This Instrument Drafted By:
Ronald L. Siler
Van Dyk, Williamson & Siler, S.C.
201 South Knowles Avenue
New Richmond, WI 54017

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by Christopher A. Nelson and

791392

AnchorBank, fsb

By: Deborah A. Preston
Name: Deborah A. Preston
Title: Vice President - Senior Relationship Manager.

STATE OF WISCONSIN)
COUNTY OF Eau Claire) ss.

* Manager of Anchor Bank, fsb

Denise A. Rudeen
Notary Public
My Commission Expires: 5-10-15

