

First Amendment to Declaration  
of Majestic Woods South  
Condominiums

DOCUMENT TITLE

567707

DUNN COUNTY, WI  
REGISTER OF DEEDS  
JAMES M. MRDUTT

RECORDED ON  
10/27/2009 02:05PM

REC FEE: 19.00  
FEE EXEMPT #:

PAGES: 5

Recording Area *pd 19.00*

Name and Return Address

Fryberger, Buchanan, Smith  
302 West Superior Street  
Suite 700  
Duluth, MN 55802

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43 (2m) WRDA 2/99

**FIRST AMENDMENT  
TO DECLARATION OF  
MAJESTIC WOODS SOUTH CONDOMINIUMS**

This First Amendment to Declaration of Majestic Woods South Condominiums is made by Majestic Woods South Condominium Association, Ltd. ("Association"), effective September 7, 2009.

**RECITALS**

A. On March 17, 2006, Majestic Woods, LLC, a Minnesota limited liability company, ("Declarant") executed the Declaration of Majestic Woods South Condominiums (the "Declaration").

B. The Declaration was recorded in the office of the Dunn County Register of Deeds on March 17, 2006 as Document No. 532416.

C. The Declaration provides for certain maintenance and construction obligations relating to shared property and utilities, which provisions Association wishes to modify to more accurately reflect the market conditions and progress of the condominium development.

D. The Association has the authority to amend the Declaration pursuant to its terms and desire to do so.

NOW, THEREFORE, the Association amends the Declaration as follows:

1. Section 5. UNITS. (a) is deleted and replaced as follows:

(a) Each Lot/Unit owner shall individually decide how to address the septic requirements of any dwelling they choose to build and shall be responsible for the cost of any planning, installation, inspection, maintenance, operation or repair required for each lot's or unit's individual septic requirements. Lot/Unit owners may elect to join with other Lot/Unit owners to plan, install and maintain a common sanitary system. Neither Declarant nor the Association shall be responsible for installation of a common sanitary system. The decision and expense will be solely the responsibility of the Lot/Unit owners. If installed, the costs of such installation, maintenance and repair shall be shared equally by all Lot/Unit owners access the common sanitary system.

2. Section 6. COMMON ELEMENTS shall be modified as follows:

DELETE and REPLACE (a): The land described in Exhibit "A", specifically the twenty (20) foot wide common area along the shoreline, the common area set aside for access to the water and the walkway to said access area, and the private road.

*\*(b) remains in its current form.\**


DELETE (c)

3. Section 13. EASEMENTS. (a) shall be deleted and replaced as follows:
  - (a) For Utilities. The Unit Owners, the Association, and the Declarant shall each have easements for utility purposes over, under, along and on any part of the Limited Common Elements and Common Elements.
4. Section 25. UTILITIES shall be deleted in its entirety.
5. Except as set forth herein, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the Association has executed this Amendment as of the date first set forth above.

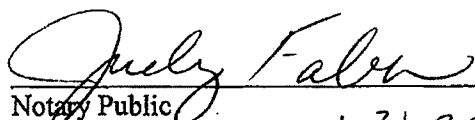
**MAJESTIC WOODS SOUTH  
CONDOMINIUM ASSOCIATION, LTD.**

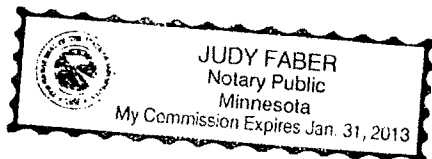
Dated: 9/9, 2009.

By   
Robert L. Jacobson  
Its President

STATE OF MN )  
 )ss.  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of September, 2009, by Robert L. Jacobson, the President of Majestic Woods South Condominium Association, Ltd., a Wisconsin corporation, on behalf of the Association.

  
Notary Public  
My Commission Expires: 1-31-2013



MAJESTIC WOODS SOUTH  
CONDOMINIUM ASSOCIATION, LTD.

Dated: Sept 10, 2009.

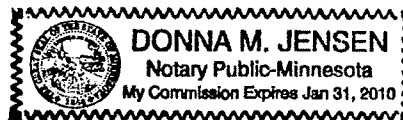
By [Signature]  
Kevin Swan  
Its Secretary/Treasurer

STATE OF MINNESOTA  
COUNTY OF Hennepin) ss.

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of Sept., 2009, by Kevin Swan, the Secretary/Treasurer of Majestic Woods South Condominium Association, Ltd., a Wisconsin corporation, on behalf of the Association.

[Signature]  
Notary Public  
My Commission Expires: 1-31-2010

This instrument was drafted by:  
FRYBERGER, BUCHANAN, SMITH &  
FREDERICK, P.A.  
302 West Superior Street, Suite #700  
Duluth, Minnesota 55802  
(218) 722.0861  
DCS



M:\DOCS\06185\0000026\RES\H241704.DOC v4

**LENDER CONSENT  
TO  
FIRST AMENDMENT  
TO DECLARATION OF  
MAJESTIC WOODS SOUTH CONDOMINIUMS**

STERLING BANK

Corey Sheplee, the Loan Officer of Sterling Bank, a state chartered banking association, which has an interest in property included in this Amendment pursuant to real estate mortgages dated April 21, 2006, recorded May 2, 2006, in the office of the Register of Deeds for Dunn County, Wisconsin, as Document Nos. 533660 and 533662, encumbering Unit 4 and Unit 3, respectively, both in MAJESTIC WOODS SOUTH CONDOMINIUMS, and hereby consents and agrees to the revisions contained herein, on behalf of the bank.

**STERLING BANK**

By: Corey Sheplee  
Corey Sheplee  
Its: Loan Officer

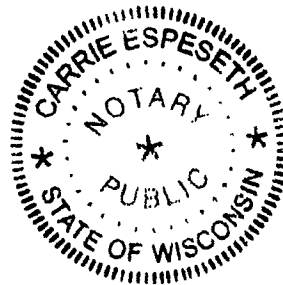
STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF Barron     )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2009 by Corey Sheplee, the Loan Officer of Sterling Bank on behalf of the bank.

Carrie Espeeth  
Notary Public  
my comm exp: 5-13-12

This instrument was drafted by:  
FRYBERGER, BUCHANAN, SMITH &  
FREDERICK, P.A.  
302 West Superior Street, Suite #700  
Duluth, Minnesota 55802  
(218) 722.0861  
DCS

M:\DOCS\06485\000026\RES\LH241704.DOC v4



STATE BAR OF WISCONSIN FORM 2 - 1998  
**WARRANTY DEED**



Document Number

**589603**

**DUNN COUNTY, WI  
REGISTER OF DEEDS  
JAMES M. MRDUTT**

**RECORDED ON  
08/22/2012 10:11 AM**

**REC FEE: 30.00  
TRANS FEE: 100.50  
FEE EXEMPT #:  
PAGES: 1**

This Deed, made between Northview Bank

Grantor, and Mark E. Hansen and Cynthia J. Hansen, husband and wife,  
as joint tenants

Grantee.

Grantor, for a valuable consideration, conveys and warrants to  
Grantee the following described real estate in Dunn  
County, State of Wisconsin:

Parcel I:

Units 2, 6, 8 and 9 in Majestic Woods South Condominiums, being a  
condominium created under the Condominium Ownership Act of the State of  
Wisconsin by a "Declaration of Condominium for Condominium", dated the  
14th day of March, 2006 and recorded the 17th day of March, 2006 in the  
Office of the Register of Deeds for Dunn County, Wisconsin, as Document  
532416 and by a Condominium Plat therefore; Together with all appurtenant  
rights, title and interests, including (without limitation):

- (a) the undivided percentage interest in all Common Elements as specified for  
such Unit in the aforementioned Declaration;
- (b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common  
Elements for such Unit; and
- (c) membership in the Majestic Woods South Association, (hereafter the "Owners Association"), as provided for in the  
aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association.

Parcel II:

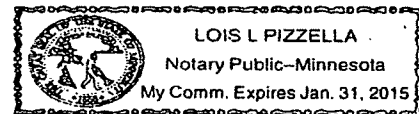
An appurtenant, permanent, non-exclusive easement for ingress and egress over the private driveway described in the  
Declaration of Bylaws of Majestic Woods South Association and Covenants and Restrictions recorded March 17, 2006, as  
Document No. SB532418.

Parcel III:

An appurtenant, permanent, non-exclusive easement for ingress and egress over the private road shown on the recorded plat  
of Majestic Woods South recorded January 3, 2006, in Volume 8 of Plats, Page 74, as Document No. 530410 and on the  
recorded plat of Majestic Woods South Condominiums, recorded March 17, 2006, in Volume 1 of Condominium Plats, Page  
37, as Document No. 532417.

Exceptions to warranties: easements, reservations, restrictions of record and zoning ordinances and will warrant and  
defend the same and/or omissions committed by grantee.

Dated this 8th day of August, 2012.



Northview Bank

\* Jerry L. Janz Executive Vice President

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_,

TITLE MEMBER STATE BAR OF WISCONSIN

(If not,  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Kenneth Wm. Jost/Jost Law Office  
P.O. Box 54, Chetek, WI 54728

(Signatures may be authenticated or acknowledged. Both are not  
necessary.)

**ACKNOWLEDGMENT**

STATE OF Minnesota )

Pine County. ) ss.

Personally came before me this 8th day of  
August, 2012 the above named  
Northview Bank by Jerry L. Janz its Executive Vice  
President

to me known to be the person(s) who executed the foregoing  
instrument and acknowledge the same.

Lois L. Pizzella

\* Lois L. Pizzella

Notary Public, State of Minnesota  
My Commission is permanent. (If not, state expiration date:

1/31/2015)

\*Names of persons signing in any capacity should be typed or printed below their signatures

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 2 - 1998

INFORMATION PROFESSIONALS COMPANY FOND DU LAC, WI 800-655-2021