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Document Number

SECOND AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM FOR
GRAND PINES CONDOMINIUM NORTH

430865
PAULA CHISSER
REGISTER OF DEEDS
SAWYER COUNTY, WI
03/29/2021 02:51 PM
RECORDING FEE 30.00

PAGES: 40

RE: A parcel located in Government Lots 1 and 3 and part of the NE ¼ of the NE ¼ all in Section 36, Township 41 North, Range 8 West, in the Town of Hayward, Sawyer County, Wisconsin, further described on attached Exhibit A.

WHEREAS, the original Declaration of Grand Pines Condominium North was recorded in the Sawyer County Register of Deeds office on August 18, 2005, as Document No. 332704, and the First Amended and Restated Declaration of Condominium for Grand Pines Condominium North was recorded in the Sawyer County Register of Deeds office on June 7, 2016, as Document No. 401400; and

WHEREAS, the Declaration provides for amendment by 2/3rds of the total voting interest of all Unit Owners, together with a Consent of the first mortgage of such Units; and

WHEREAS, the Unit Owners desire to amend and restate the Declaration as set forth herein.

This Second Amended and Restated Declaration of Condominium for Grand Pines Condominium North is made this 22nd day of March, 2021, by the Unit Owners.

Recording Area

Name and Return Address

Brandi S. Kerber
Larkin Hoffman
8300 Norman Center Drive, Suite 1000
Minneapolis, MN 55437

(SEE EXHIBIT A ATTACHED HERETO)
Parcel Identification Numbers (PINs)

DECLARATION OF CONDOMINIUM FOR GRAND PINES CONDOMINIUM NORTH

THIS DECLARATION OF CONDOMINIUM (this "Declaration"), is made this 11th day of August, 2005, by Grand Pines Resorts, Inc. (the "Declarant").

ARTICLE I DECLARATION

Declarant, and the Unit Owners, hereby declare that they are the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act").

ARTICLE II NAME; DESCRIPTION OF PROPERTY

2.01. Name. The name of the Condominium created by this Declaration (the "Condominium") is "Grand Pines Condominium North."

2.02. Legal Description. The land comprising the Property (the “Land”) is located in the Town of Hayward, County of Sawyer, State of Wisconsin, and is legally described, including property identification numbers, on Exhibit A attached hereto and made a part hereof.

2.03. Address. The address of the Condominium is 9993 N. Grand Pines Lane, Hayward, WI 54843.

ARTICLE III DESCRIPTION OF UNITS

3.01. Identification of Units and Garage Units.

(a) **Identification of Units.** There are Eighteen (18) Buildings (individually, a “Building” and, collectively, the “Buildings”) on the land referred to in Exhibit “A”. Fourteen (14) of the Buildings contains one Condominium Unit (individual a “Unit” and collectively the “Units”), except for one Building which contains two Units, namely Units 2 and 3. Four additional Buildings exist comprising of a pole shed, which will be a Common Element, a Garage which will be part of Unit 15, and two additional Buildings, each containing seven (7) Garage Units. Each Unit is identified on the Condominium Plat – First Addendum to Grand Pines Condominium North, attached hereto and marked Exhibit “B” and made a part hereof (the “Condominium Plat”). The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit. Subject to obtaining any Association approvals, Unit 9 may be enlarged, provided any increase in size occurs within the footprint identified on the Condominium Plat. The Units shall be identified as Units 1 through 15, inclusive, as numbered on the Condominium Plat. The Pole shed located south of Unit 15 is a Common Element and is designated “Common Element Pole Shed” on the Plat. The Garage which is part of Unit 15 is designated as Garage Unit 15 on the Plat. The two garage buildings which each contain seven Garage Units, is designated as “Garage” on the Plat. Where a Unit has been sold under a land contract, the Purchaser (and not the Vendor) shall be the Unit Owner.

(b) **Identification of Garage Units.** The Condominium Plat identifies the location of 14 Garage Units which exist and will be for the exclusive use and benefit of the designated Unit Owner. Since Unit 15 has its own Garage, no additional Garage Unit will exist for the benefit of Unit 15. Neither Unit 6 nor Unit 15 shall have one of the 14 Garage Units. Unit 9 has two Garage Units. The Condominium Plat identifies Garage Units as Garage Unit 1 – 5, 7, 8, 9a, 9b and 10 –14. The two (2) Garage Units for Unit 9 are identified on the plat as Garage Units 9a and 9b. The identification number for each Garage Unit corresponds with the identification number for each Unit.

(c) **Association’s Right to Construct a Storage Building.** Without the need or requirement to amend the Plat, the Association shall have the right to erect a storage building on common land, north of Unit 15, and north of the Limited Common Elements associated with Unit 15.

3.02. Boundaries of Units. The boundaries of each Unit, including Garage Unit 15 and the Common Element Pole shed shall be as follows:

(a) **Upper Boundary.** The upper boundary of the Unit shall be the exterior surface of the roof.

(b) **Lower Boundary.** The lower boundary of the Unit shall be the surface of the ground situated beneath the first floor, excavated as applicable to a depth sufficient for a crawl space foundation, slab or basement together with an outside entrance.

(c) **Side Boundary.** The side boundaries of the Unit shall be vertical planes of the exterior wall surfaces of each Unit, and shall include all windows and doors, window and door frames and accessories, roof overhangs and gutters.

(d) The foregoing boundaries extended to the intersection with each other shall constitute a Unit.

(e) In addition, included within each Unit shall be the following items even though all or part of the items may be outside of the above described boundaries:

1. All floor, baseboard, wall and ceiling mounted electrical switches, outlets and fixtures, junction boxes serving them and wiring connecting such junction boxes and switches, outlets and fixtures, but excluding electric supply wire.

2. All plumbing fixtures and pipes situated within the perimeter of each building.

3. All heating devices located within each Unit and all pertinent pipes, wires and valves.

4. Any deck, deck railings or steps attached to each Unit, unless designated Limited Common Elements in Article IV below.

3.03. Boundaries of Garage Units 1 – 5, 7, 8, 9a, 9b, and 10 – 14. The boundaries of Garage Units 1 – 5, 7, 8, 9a, 9b and 10 – 14 shall consist of a cubicle of air having outer boundaries formed by the interior surface of the perimeter walls, floors and ceilings of the Garage Units, as said boundaries are shown on the Condominium Plat.

ARTICLE IV

COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01. Common Elements. The Common Elements (hereinafter “Common Elements”) shall include all portions of the Condominium other than the Units and the Garage Units.

4.02. Limited Common Elements. Certain Common Elements shall be reserved for the exclusive use of the Unit Owners of one or more but less than all of the Units. Such Common Elements shall be referred to collectively as “Limited Common Elements.” The Limited Common Elements are identified on the Condominium Plat as follows:

(a) A Limited Common Element is identified surrounding each Unit, said Limited Common Element shall be for the exclusive use and benefit of the designated Unit Owner.

(b) Parking and access areas are located adjacent to or near the Units, whether identified on the Plat or not. A parking area is designated as a Limited Common Element for Unit 9 and shall be for the exclusive use of Unit 9. A parking area is designated as a Limited Common Element for Units 1 through 5, and shall be for the exclusive use of Units 1 through 5.

(c) Decks adjacent to any Units.

4.03. Common Elements Designated for Parking. The Condominium Plat designates a portion of the Common Elements adjacent to Common Element Pole Shed as “designated employee parking for Unit 9”. So long as Unit 9 is used for commercial purposes, said area may be utilized by employees of Unit 9 for parking purposes.

4.04. Enclosure of certain Limited Common Elements. Subject to the conditions set forth in Section 703.13(5m), Wisconsin Statutes, the Owners of Unit 9 may make improvements upon and to the Limited Common Element immediately adjacent to Unit 9 which is a Limited Common Element for the exclusive benefit of Unit 9.

4.05. Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner’s enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the Board of Directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.04, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V
PERCENTAGE INTERESTS; VOTING

5.01. Percentage Interests. The undivided percentage interest in the Common Elements that is appurtenant to each Unit, which calculation excludes basements, shall be as follows:

Unit 1	3.86%	Unit 9	32.82%
Unit 2	3.88%	Unit 10	4.86%
Unit 3	3.88%	Unit 11	5.55 %
Unit 4	5.12%	Unit 12	5.55%
Unit 5	2.67%	Unit 13	5.55%
Unit 6	11.78%	Unit 14	5.55%
Unit 7	2.86%	Unit 15	0%
Unit 8	6.06%		

5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, lease, or other instrument purporting to convey, encumber, or lease any Unit shall be deemed to include the Unit Owner's undivided percentage interest in the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03. Voting. Each Unit Owner, except for the Owner of Unit 9 and Unit 15, shall have one (1) vote at meetings of the Association. The Owner of Unit 9 shall have five (5) votes, and the Owner of Unit 15 shall not be entitled to vote at meetings of the Association. The rights of the Unit Owner 9 to vote on Association matters shall be limited as follows:

Unit 9 shall have no right to vote on the approval of the annual budget for costs and expenses associated with the Common Elements.

5.04. Multiple Owners. If there are multiple Owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05. Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the Secretary of the Association. The Bylaws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI
CONDOMINIUM ASSOCIATION

6.01. General. Following the conveyance of the first Unit to any person other than the Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "Grand Pines North Condominium Association, Inc." (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive

management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be a non-stock Chapter 181 corporation. The powers and duties of the Association shall include those set forth in the Association's Articles of Incorporation (the "Articles") and Bylaws (the "Bylaws"), the Condominium Ownership Act, this Declaration and Chapter 181, Wisconsin Statutes ("Wisconsin Non-Stock Corporation Law"). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all of the provisions of any Rules and Regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles, and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing Rule and Regulation shall become effective immediately upon distribution to the Unit Owners unless otherwise stated in such amendment or modification.

6.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed upon, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 6.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all of the powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act and this Declaration, from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) three (3) years from such date; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Element interest to purchasers.

6.03. Board of Directors. The affairs of the Association shall be governed by a Board of Directors. Prior to the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the Board of Directors. Prior to the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors.

6.04. Maintenance and Repairs.

(a) **Common Elements.** The Association shall be responsible for the management and control of the Common Elements and shall maintain the same in good, clean, and attractive order and repair. In addition, the Association shall be responsible for maintaining the lawns surrounding each Unit which is designated as a Limited Common Element, except for the Limited Common Elements pertaining to Units 9 and 15. Except for Units 9 and 15, for the purposes of uniformity, the Association shall cut the grass/yard area which constitutes any Limited Common Element surrounding a particular Unit.

Subject to the approval of the Association, a Unit Owner, at the Unit Owner's expense, may landscape the property surrounding each Unit which is designated as a Limited Common Element. The Association shall be responsible for snow plowing and maintaining all sidewalks, driveways, private streets and parking areas, whether Common or Limited Common Elements, except for Limited Common Elements associated with Units 9 and 15. Further, the Association shall be responsible for the maintenance, repair, and replacement of all outdoor amenities located on the Common Elements.

The Owner of Unit 9 shall be responsible for performing all work, maintenance and repairs concerning the Limited Common Elements pertaining to Unit 9, including, but not limited to grounds, parking lots, docks, utilities, snow plowing, trash collection, and all other work pertaining to Unit 9 or its Limited Common Elements, except as specifically otherwise designated in this Declaration. The Owner of Unit 9 shall share the cost of maintaining and repairing the entrance driveway. Further, the Owner of Unit 9 shall be responsible for any capital improvements and expenses which may be incurred pertaining to the parking lots located within the Limited Common Elements for Unit 9.

All costs incurred pertaining to the maintenance and repair of the Limited Common Elements associated with Unit 9 shall be the sole responsibility of the Owner of Unit 9 and none of said expenses shall be deemed common expenses. In the event the Owner of Unit 9 fails to repair or maintain the Limited Common Elements associated with Unit 9, the Association may perform said maintenance and repairs, and charge the expenses incurred in performing said maintenance and repairs to the Owner of Unit 9.

The Owner of Unit 15 shall be responsible for performing all work, maintenance and repairs associated with the Limited Common Elements assigned to Unit 15 including, but not limited to, grounds, utilities, snow plowing, trash collection and all other work pertaining to the Limited Common Elements associated with Unit 15. In the event the Owner of Unit 15 fails to repair or maintain the Limited Common Elements associated with Unit 15, the Association may perform said maintenance and repairs, and charge the expenses incurred in performing said maintenance and repair to the Owner of Unit 15.

(b) Units. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of the Unit (including the electrical, heating, and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables, or conduits designed or used in connection with such electrical, heating, or air conditioning systems), except to the extent any repair cost is paid by the Association's insurance policy described in Section 8.01. Each Unit shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing prior to the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of

written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 6.07.

All exterior parts of the Unit including siding, windows, screens, doors, trim, fascia, light fixtures, roofing shingles, etc. must be maintained in good condition. All stain and paint colors must be approved by the Association. All roofing colors must be approved by the Association.

The Association shall be responsible for the maintenance, repair and replacement of Garage Units. The Unit Owner of Unit 15 shall be responsible for the repair and replacement of Garage Unit 15. The Association shall be responsible for the repair and replacement of Common Element Pole shed. The Association shall be responsible for the maintenance, repair and replacement of the Garage Units, except for Garage Unit 15.

(c) **Damage Caused by Unit Owners.** To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof) or (iii) the Association is required to restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement and restoration.

6.05. Common Expenses. Except as otherwise provided, any and all expenses incurred by the Association in connection with the management of the Condominium, maintenance of the Common Elements, Limited Common Elements and administration of the Association shall be deemed to be Common Expenses (the "Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection (except for Unit 9); and maintenance and management salaries and wages.

As set forth in 6.04(a) above, the Association has no responsibility for snowplowing the Limited Common Elements associated with Units 9 and 15, including the parking areas which are a Limited Common Element for Unit 9. Further, as set forth in 6.04(a) above, the Association shall have no responsibility for any repair, maintenance or capital expenses incurred pertaining to the parking areas, which are Limited Common Elements of Unit 9, including any costs associated with seal coating or blacktop repair or replacement. None of the expenses pertaining to the maintenance and repair of the Limited Common Elements associated with Units 9 and 15 shall be deemed a Common Expense.

Unit 9 shall be assessed for Common Expenses pertaining to the condominium, except for the following line items solely for the cabins included in the Association's budget: Docks/Watercraft Installation & Removal – CABINS ONLY; Lawn Maintenance/Mowing – CABINS ONLY; Beach Maintenance – CABINS ONLY; Snow Removal – CABINS ONLY; Pest Control – CABINS ONLY; Repairs – Docks – CABINS ONLY; and Repairs – Septic Pumping/Yearly Inspection – CABINS ONLY. Unit 15 shall not be assessed for Common Expenses pertaining to the condominium. No new or additional line items which were not part of the Association's budget as of the date of this Amended and Restated Declaration may be assessed against Unit 9, without the consent of the Unit Owner of Unit 9.

6.06. General Assessments. The Association shall levy monthly General Assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their percentage interests in the Common Elements. Units 9 and 15, however, shall only be assessed for those Common Expenses specifically delineated in 6.05 above, if any.

General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act.

6.07. Special Assessments. Except as hereinafter set forth, the Association may, whenever necessary or appropriate, levy Special Assessments (the "Special Assessments") against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 9.03 and Section 10.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 6.04 and Article XIII, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

No Special Assessments shall be levied against Unit 9 or Unit 15 or the Owners of Unit 9 or Unit 15 without the consent of the Owners of Unit 9 and Unit 15, respectively. The only exception to this, shall be any Special Assessments levied pertaining to the Common Expenses for which Unit 9 is assessed as set forth in section 6.05 above.

6.08. Common Surpluses. If the surpluses of the Association (the "Common Surpluses") should be accumulated, other than surpluses in any construction fund as described in Section 9.04 and Section 10.06, such Common Surpluses may be credited against the Unit Owners' General Assessments in proportion to their respective percentage interests in the Common

Elements or may be used for any other purpose as the Association may determine. Units 9 and 15 shall receive no credit for existing surpluses of the Association. Notwithstanding the foregoing, Unit 9 shall receive credit for said surpluses specifically relating to the Common Expenses Unit 9 is responsible for as set forth in 6.05 above.

6.09. Certificate of Status. The Association shall, upon the written request of an Owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

6.10. Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the "Manager") under which services may be provided to the Unit Owners to create a community environment for the entire Condominium community. Such services may include, without limitation, provision of activity programs, community lounges, and housekeeping services. Certain of such services may be available only on a fee-for-services basis by agreement between the Manager and individual Unit Owners. All amounts payable by the Association to the Manager under the management contract shall be chargeable to the Owners as a Common Expense. The management contract shall be subject to termination by the Association under Section 703.35 of the Wisconsin Statutes.

ARTICLE VII ALTERATIONS AND USE RESTRICTIONS

7.01. Unit Alterations.

(a) A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium, and does not impair any easement. A Unit Owner may not change the exterior appearance of a Unit or any other portion of the Condominium without obtaining the prior written permission of the Association. Any approved improvement or alteration that changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.

(b) A Unit Owner acquiring an adjoining part of another Unit may remove all or part of the intervening partition wall or create doorways or other apertures therein. This may be done even if the partition wall may, in whole or in part, be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.

(c) If a Unit Owner acquires all of one or more adjoining Units, the Unit Owner's percentage interest in the Common Elements shall be the combined percentage interests of said Units.

7.02. Separation, Merger and Boundary Relocation. Boundaries between Units may be relocated upon compliance with Section 703.13(6) of the Condominium Ownership. A Unit may be separated into two or more Units only upon compliance with Section 703.13(7) of the Condominium Ownership Act. Furthermore, two or more Units may be merged into a single Unit only upon compliance with Section 703.13(8) of the Condominium Ownership Act. Except as specifically provided herein, no boundaries of any Units may be relocated, no Unit may be separated, and no Units may be merged hereunder without the consent of all Owners and Mortgagees having an interest in the Unit or Units affected. Any Unit Owner applying for a boundary relocation, Unit separation, or merger of Units shall provide to the Association for review complete plans and specifications for the relocation, separation, or merger, accompanied by a signed statement from a Wisconsin-licensed structural engineer or professional engineer specializing in structural engineering certifying that the alteration described by the plans and specifications will not impair the structural integrity or strength of the Building. Furthermore, each Unit Owner applying for a boundary relocation, Unit separation or merger shall pay for the Association's cost of application review and documentation, including, without limitation, any and all engineering, surveying and legal fees incurred by the Association in considering such application and preparing any documentation, whether or not the application is ultimately approved. Where any boundary relocation, Unit separation or merger would require the approval of the municipality in which the Condominium is located, the applicant shall obtain such approval. The Association may recover any unpaid costs by imposing a Special Assessment against the applicant's Unit. Following any boundary relocation, Unit separation or merger, the percentage interest in the Common Elements shall be reallocated as follows:

(A) In the case of a boundary relocation, the percentage interests that were formerly appurtenant to the Units whose boundaries are being adjusted shall be determined as follows: for each resulting Unit (the "Resulting Unit"), the percentage interests of the two Units whose boundary is being relocated shall be added together, and multiplied by a fraction, the numerator of which is the square footage of the Resulting Unit, and the denominator of which is the square footage of both Resulting Units. The product is the new percentage interest for the Resulting Unit. Furthermore, votes in the Association that were formerly appurtenant to the Units whose boundaries are being adjusted shall be determined in the same manner.

(B) In the case of a Unit separation, the percentage interests appurtenant to each resulting Unit (the "Resulting Unit") shall be determined as follows: for each Resulting Unit, the percentage interest in the original Unit from which the Resulting Unit is created (the "Original Unit") shall be multiplied by a fraction, the numerator of which is the total square footage of the Resulting Unit, and the denominator of which is the total square footage of all Resulting Units that were originally part of the Original Unit. The product shall be the new percentage interest for the Resulting Unit. Furthermore, votes in the Association that were formerly appurtenant to the Original Unit that are to be assigned to the Resulting Unit shall be determined in the same manner.

(C) In the case of the merger of two or more Units, the percentage interests appurtenant to the resulting Unit shall be the combined percentages of the Units from which the resulting Unit was created. Furthermore, votes in the Association appurtenant to the resulting Unit shall be the combined votes of the Units from which the Resulting Unit was created.

(D) An amendment to the Declaration or the Plat pursuant to these procedures shall require only the signatures of the Association and the Unit Owners and Mortgagees of the affected Units.

The owner of a Unit may add or alter internal walls and partitions in such Unit, subject to and in accordance with all applicable laws, to allow all or part of such Unit to be leased for residential purposes; provided, however, that such Unit shall still be considered one (1) Unit for all purposes under this Declaration including, but not limited to allocation of voting rights. In addition, any such addition or alteration shall not be considered a separation of such Unit for purposes of this Section 7.02 and shall not impact the undivided percentage interest in the Common Areas allocated to such Unit under Section 5.01. Such Unit shall only be sold or otherwise conveyed as one (1) Unit, unless separated pursuant to the terms of this Section 7.02.

7.03. Use and Restrictions on Use of Unit. In addition to any other restrictions which may be imposed by this Declaration or rules promulgated thereunder or Bylaws, the use and conveyance of the Units shall be governed by the following provisions:

(a) The exterior of all Units and Garage Units shall be properly maintained and kept in good condition and repair;

(b) No storage buildings shall be allowed adjacent to any Unit;

(c) No temporary structures of any kind may be placed adjacent to any Unit or utilized as a portion of any Unit, nor shall there be any trailers or mobile homes erected or moved onto the Condominium Property;

(d) Units 7, 8 and 9 may be used for commercial purposes. All other Units shall be used exclusively for residential purposes, and no commercial or public use thereon is allowed, except for home offices. This provision shall not preclude or restrict the right of an Owner to rent his or her Unit to third parties. Notwithstanding the foregoing, ownership of a Unit by a management company for use of the Unit for rental purposes is expressly prohibited and shall be deemed a prohibited commercial or public use under this Declaration;

(e) Except for the Units which may be used for commercial purposes, signs shall not be allowed except an identification sign indicating the name of the Owner/occupant of any Unit which shall be of a rustic nature no larger than two hundred (200) square inches. A "For Sale" sign up to six (6) square feet in size will be allowed until the property is sold. All signs utilized in conjunction with the commercial use Units shall comply with all local rules and ordinances.

(f) Outdoor storage of recreational vehicles, including, but not limited to boats and snowmobiles will not be allowed. Such storage shall be allowed only in a Garage Unit. This shall not preclude, however, snowmobiles from being kept adjacent to a Unit for short periods of time during which the Unit is occupied by an Owner and the Owner is utilizing the snowmobile in conjunction with the Unit Owner's present use of the Unit. Notwithstanding the foregoing, all-terrain vehicles, boat trailers, pontoon trailers, snowmobile trailers and other enclosed trailers of Unit Owners that have storage units shall be allowed to be stored adjacent to Garage Units 1 – 5, 7, 8, 9a, 9b and 10-14, subject to rules and regulations established by the Association;

(g) No dusk to dawn mercury vapor lights will be allowed. Private yard lights mounted on the Units shall not exceed ten feet in height;

(h) Except for Unit 9, no trash container larger than 96 gallons shall be placed or located adjacent to any Unit. All Unit Owners, including Unit 9, shall be responsible to provide and maintain their own refuse receptacle.

(i) Owners will be allowed to put in satellite dishes that do not exceed thirty-one (31) inches in diameter or such larger diameter as shall be approved by the Board from time to time;

(j) In the event that abandoned or junk vehicles, trailers or other personal property are left adjacent to any Unit, the Declarant, or the Association reserves the right to remove the same, after a ten (10) day written notice, and charge the expense thereto to the Unit Owner;

(k) Domestic pets, such as dogs and cats, may be kept, provided they are not to be bred, kept or maintained for any commercial purpose. Continual barking or howling dogs are not permitted nor are pets which cause a continuing annoyance by movement, noise or odor. All pets must be leashed when in the Common Elements. Pet owners are required to promptly clean up and remove any pet droppings;

(l) No firearms, shotguns, BB guns, bows and arrows or other weapons shall be discharged or used on the Condominium grounds. These items may be stored by the individual Unit Owners in their individual Units while a Unit Owner occupies the Unit, but at all other times the Unit Owner shall not keep any firearms, shotguns, BB guns, bows and arrows or other weapons in the Unit except as may be used for decorative purposes within a Unit Owner's Unit;

(m) No use shall be made of the Property which would cause an increase in insurance rates on the Property or otherwise tend to cause a liability or unwarranted expense for the Association or any Unit Owner.

7.04. Nuisances. No nuisances shall be allowed upon the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 8.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist.

No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

ARTICLE VIII INSURANCE

8.01. Fire and Extended Loss Insurance. The Board of Directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements, including docks/piers placed adjacent to the Common Elements, and for the Association's service equipment, supplies and personal property. Unit Owner 9 shall be responsible for the cost of any insurance provided by the Association for the docks/piers owned by Unit Owner 9. Since each Building (with the exception of the Building constituting Units 2 and 3 and the two (2) Buildings containing Garage Units 1-5, 7, 8, 9a, 9b and 10-14) constitutes a Unit, and since each Unit (except for certain Garage Units) is defined as the exterior surface of the roof and vertical plane of the exterior walls, each Unit Owner shall obtain and maintain fire, casualty, and special form insurance coverage for the Building and improvements which constitute their individual Unit. The Owners of Units 2 and 3 shall also be responsible for obtaining and maintaining fire, casualty and special forms insurance coverage for their respective Units and said Unit Owners should explore coverage with the same carrier and same policy, if available. The Unit Owners, in obtaining said insurance, shall maintain said insurance for not less than the full replacement value of their Unit and shall include the Grand Pines North Condominium Association, Inc. as a loss payee on such policy. In the event a Unit is wholly or partially destroyed by a loss covered by fire, casualty and special form insurance, the Unit Owner is obligated to repair or replace the Unit. Notwithstanding any other provision of this Declaration, and as provided in Section 7.03(d), Units 7, 8, or 9 may be utilized, by the Unit Owner or his assigns, for residential or commercial purposes in the event repair or replacement is required to any of said Units.

Insurance coverage for the Common Elements shall be reviewed and adjusted by the Board of Directors of the Association from time to time to ensure that the required coverage is at all times provided. The insurance maintained by the Association shall be written on the Condominium's Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective percentage interests in the Common Elements. The policy shall contain the standard Mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article IX.

The Association shall maintain fire and casualty insurance on Garage Units 1 – 5, 7, 8, 9a, 9b and 10 – 14 and the cost of said insurance shall be chargeable to the Association as part of the insurance policy for the Common Elements. The Owner of Unit 15 shall maintain fire and casualty insurance on Garage Unit 15. The Association shall maintain fire and casualty insurance on the Common Element Pole Shed and any other Units or other improvements owned by the Association. Unit Owners shall be solely responsible for insurance covering any personal property of the Unit Owner located within the Condominium, including personal property located in an Owner's Unit or Garage Unit.

8.02. Public Liability Insurance. The Board of Directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements, including docks/piers placed adjacent to the Common Elements. Unit Owner 9 shall be responsible for the cost of any insurance provided by the Association for the docks/piers owned by Unit Owner 9. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective percentage interests in the Common Elements. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement, which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

8.03. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

8.04. Standards for All Insurance Policies. All insurance policies provided under this Article VIII shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the Board of Directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

The Unit Owner of any Unit, which is rented to third parties, shall provide the Association with evidence of the existence of a commercial liability insurance policy for the Unit and naming Grand Pines Resort, Inc. and Grand Pines North Condominium Association, Inc. as additional insured. Additionally, the Unit Owner of any Unit, which is rented to third parties, shall provide the Association with evidence of the existence of a commercial property insurance policy for the Unit for not less than the full replacement value of the Unit that includes insuring any watercraft included in the rental of the Unit, and naming Grand Pines North Condominium Association, Inc. as a loss payee on such policy.

ARTICLE IX
REPAIR OR RECONSTRUCTION

9.01. Repair or Reconstruction.

(a) In the event of damage to all or part of the Common Elements of the Condominium, the Condominium Association shall rebuild and repair as soon as practicable and substantially to the same design, plan and specification as originally built.

(b) Repair or reconstruction required in the event of damage to a Unit shall be the Unit Owner's responsibility. Repair or reconstruction of Garage Units 1 – 5, 7, 8, 9a, 9b and 10 – 14 shall be the responsibility of the Association. Repair or reconstruction of Garage Unit 15 shall be the responsibility of the Unit Owner of Unit 15. Repair and reconstruction of the Common Element Pole shed shall be the responsibility of the Association. The cost of such repair or reconstruction of a Unit, which exceeds available insurance proceeds shall be an expense of the Unit Owner and not a Common Expense. Similarly, any surplus in insurance proceeds over construction costs shall belong to the Unit Owner. Plans for the repair or reconstruction of a Unit must be submitted to the Association's Board of Directors prior to the commencement of construction for review and approval. If any plans so submitted are not objected to within thirty (30) days of submission to the Association's Board of Directors, they will be deemed approved, and repair or reconstruction may begin. Such plans shall call for reconstruction of the Unit to its former condition to the extent possible. All construction or reconstruction shall be subject to any applicable building and zoning codes.

9.02. Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 8.01 shall be disbursed by the Association for the repair or reconstruction of the damaged Common Elements. The Association shall have no responsibility to repair, reconstruct, or replace any Unit or any improvements located within a Unit. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged Property has been completely restored or repaired as set forth in Section 9.04

9.03. Assessments For Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to Common Elements shall be in proportion to each Unit Owner's percentage interest in the Common Elements. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair of Garage Units 1 – 5, 7, 8, 9a, 9b and 10 – 14, the Pole Shed and any Unit owned by the Association, a Special Assessment shall be made against the affected Unit Owners in sufficient amounts to provide funds for the payment of such costs.

9.04. Surplus in Construction Funds. All insurance proceeds and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Common Elements or any Property taken by eminent domain are referred to herein as "Construction Funds." It shall be presumed that the first moneys disbursed in payment of costs of

reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the affected Unit Owners according to their respective percentage interests in the Common Elements.

ARTICLE X CONDEMNATION

10.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) Every Unit Owner shall be allocated the entire award for the taking of all or part of the respective Unit or any improvements located therein and for consequential damages to the Unit or improvements located therein.

(b) If no reconstruction is undertaken, any award for the taking of Common Elements shall be allocated to all Unit Owners in proportion to their respective percentage interest in the Common Elements.

10.02. Determination to Reconstruct Common Elements. Following the taking of all or part of the Common Elements, the Common Elements shall be restored or reconstructed.

10.03. Plans and Specifications for Common Elements. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans and specifications used in the original construction of the taken Common Elements unless seventy-five percent (75%) of the Unit Owners and a majority of the first Mortgagees (one vote per mortgaged Unit) shall authorize a variance from such plans and specifications. If a variance is authorized from the maps, plans, or specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variances.

10.04. Responsibility for Reconstruction. In all cases after a taking of all or part of the Common Elements, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

10.05. Assessments for Deficiencies. If the condemnation award for the taking of the Common Elements is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective percentage interest in the Common Elements and shall constitute a Common Expense.

10.06. Surplus in Construction Fund. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective percentage interests in the Common Elements.

10.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the percentage interest in the Common Elements appurtenant to any Unit shall be

equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all of the Units, determined without regard to the value of any improvements located within the Units. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new percentage interests appurtenant to the Units. Such amendment need be signed only by two officers of the Association.

ARTICLE XI MORTGAGEES

11.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") that has so requested of the Association in a writing received by the Association's agent for service of process shall be entitled to receive notice of the following matters:

(a) The call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws.

(b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles, or Bylaws or any Rules and Regulations.

(c) Any physical damage to the Common Elements in an amount exceeding Twenty Thousand Dollars (\$20,000).

11.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XII of this Declaration, neither Section 11.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval.

11.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.

11.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit's unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XII AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner's consent shall be effective without the consent of the first Mortgagee of such Unit. So long as the Declarant owns any Unit the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or

abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the President and Secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Sawyer County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association.

ARTICLE XIII REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period which shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple Owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the Office of the Sawyer County Zoning Administrator to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Such period of thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and if the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30) day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VI), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30) day period for consideration of the petition by the Association. The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorney fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay for all costs of enforcement, and, secondly, to the Owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VI. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XIV DOCKING RIGHTS

The Owners of all Units, except Units 6, 7 and 15, shall have the right to utilize docks/piers located adjacent to the Common Elements. Expenses for docks/piers shall be allocated based on the Unit Owners percentage interest in the Common Element of those Unit Owners entitled to utilize the docks/piers. Unit Owner 9 may, in said Unit Owner's discretion, provide the use of a dock assigned to Unit 9 for the use of the owner of Unit 15. In addition, any Unit Owner may, in such Unit Owner's discretion, allow any Unit (including Unit 6, 7 and 15) the use of all or part of a dock/pier assigned to such Unit Owner's Unit. The total number of docks placed adjacent to the Common Elements shall be subject to any Wisconsin Department of Natural Resources rules and regulations. Dependent upon the number of docks/piers allowed, Unit Owners may be required to share a dock/pier. The allocation of dock/pier usage between the Unit Owners, except as hereinafter set forth, shall correspond to the Unit Owners percentage interest in the Common Elements of those Unit Owners entitled to utilize the docks/piers; provided, however, that each Unit Owner entitled to utilize the docks/piers shall be allocated at least one (1) dock/pier per Unit, unless the number of docks/piers existing at the time of this Amendment is reduced by order of the Wisconsin Department of Natural Resources or by other governmental authority in which event the docks/piers shall be allocated based on the Unit Owners percentage interest in the Common Elements of those Unit Owners entitled to utilize the docks/piers.. In the event the rules and regulations adopted by the Wisconsin Department of Natural Resources shall ever allow more docks/piers than exist as of the date of this Amendment, said additional docks shall be allocated so that each Unit presenting having docking rights will be granted not less than one dock per Unit, with Unit 9 being granted the use of any additional docking space allotment which may be allowed. In no event shall Unit 9 have less docking spaces than exist at the time of this Amendment, unless the number of docks existing at the time of this Amendment is reduced by order of the Wisconsin Department of Natural Resources or by other applicable governmental authority. The Association may adopt Rules and Regulations setting forth the Unit Owners usage of docks, provided, however, that any such Rules and Regulations shall not apply to the docks assigned to Unit 9.

Notwithstanding anything to the contrary in this Declaration, the Owner of Unit 9 shall own and have the exclusive use of any docks/piers utilized by Unit 9. Said docks/piers shall be located adjacent to Unit 9. The Owner of Unit 9 shall be responsible for the maintenance and repairs of said docks/piers and shall keep the same in good condition and repair. In the event the Owner of Unit 9 fails to do so, the Association may perform any necessary maintenance to said docks/piers and charge the costs of said repairs to the Owner of Unit 9.

ARTICLE XV OBLIGATION OF UNIT OWNERS PERTAINING TO UTILITIES

15.01. Electric and Natural Gas Service. Each Unit will have a separate meter for electric purposes and natural gas and each Unit Owner shall be responsible for the payment of said utility charges pertaining to his or her Unit.

15.02. Wells. Except for the well servicing Units 1, 2, 3, 4, 5, 6, 9, 11 and 12 the Association shall be responsible for the maintenance, repair and replacement pertaining to any well serving the Units. The owner of Unit 9 shall be responsible for repairing and maintaining the

joint well being utilized by Units 1, 2, 3, 4, 5, 6, 9, 11 and 12, subject to all of said Unit Owners being responsible for the costs of repairing and maintaining the joint well as set forth in the following paragraph.

The Unit Owners who utilize said wells shall be charged for the costs associated with the maintenance, repair and replacement costs. Replacement wells may be located on the Common Element, with the location being subject to the approval of the Association.

The owner of Unit 9 shall have the right to install a new well, strictly for the benefit of Unit 9 on Unit 9's Limited Common Elements, or upon Common Elements adjacent to Unit 9 (in which event the consent of the Association shall be required). In the event the owner of Unit 9 installs a new well for its use, the owner of Unit 9 shall no longer be responsible for sharing the expenses of the well presently utilized by Units 1, 2, 3, 4, 5, 6, 9, 11 and 12. In such event, the Association shall then assume the responsibility of maintaining and repairing said well, charging any expenses incurred by the Association in maintaining or repairing said well, to the Unit Owners utilizing said well. In the event the Owner of Unit 9 installs a new well strictly for the benefit of Unit 9, the Owner of Unit 9 shall be solely responsible for maintaining and repairing said well, and shall pay all expenses associated with any such maintenance, repair or replacement.

15.03. Septic. Except for the septic system utilized by Unit 9, the Association shall be responsible for the repair, maintenance and replacement of the septic systems serving the Units, but the Unit Owners who utilize each septic system shall be charged for the costs of repair, maintenance and replacement. Unit 9 has its own septic system, and shall be solely responsible for the repair, maintenance and replacement of said septic system.

In the event any septic system within the Condominium needs to be replaced, the replacement septic systems may be located on the Common Elements, with the location being subject to the approval of the Association.

ARTICLE XVI RESOLUTION OF DISPUTES

Any controversy or claim arising from or relating to this Declaration, the Articles or Bylaws of the Association, or any Rules and Regulations adopted by the Association, or the breach of any of the foregoing, which cannot be resolved by agreement among the Unit Owners, shall be submitted to arbitration. The parties shall agree upon a sole arbitrator who shall make a final and binding decision as to the dispute within thirty (30) days of being selected. The cost of arbitration and all fees of the arbitrator shall be divided equally among the Unit Owners involved in the arbitration. In the event an arbitrator is not or cannot be selected by the parties, the Judge of the Circuit Court of Sawyer County shall be requested to select an arbitrator. All questions or issues concerning arbitration which are not governed by this Declaration shall be governed by the provisions of Chapter 788 of the Wisconsin Statutes. This Article shall not apply to the assessment remedies available to the Association as set forth in Article VI or as set forth in Chapter 703, Wisconsin Statutes.

ARTICLE XVII
EASEMENTS, RESERVATIONS AND ENCROACHMENTS

17.01. Utility Easements. Easements are hereby declared and granted for the benefit of the Unit Owners, 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, septic systems, gas mains, telephone wires and equipment, master television antennae system wires and equipment and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the Common Elements and facilities and over, under, along and on any part of the Limited Common Elements.

17.02. Access Easements.

(a) A private roadway easement is designated on the Plat adjacent to Units 11 – 14. Said private roadway easement extends south of the Condominium Property to Richardson Bay Road. Said private roadway easement shall be for the exclusive use of Units 11 – 14 and the adjacent lot owners for the right of ingress and egress to Richardson Bay Road and for use by emergency vehicles.

(b) A private roadway easement is designated on the plat to grant access to property owned by Declarant in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼), Section Thirty-six (36), Township Forty-one (41) North, Range Eight (8) West. Said private roadway easement shall be for the benefit of Declarant's remaining property in the NE ¼ NE ¼ and for the benefit of the Unit Owners.

(c) An access and walking easement over and across the parking area which is a Limited Common Element for Unit 9 and the parking area which is a Limited Common Element for Units 1 - 5 shall exist for the use and benefit of all Unit Owners and their guests.

17.03. Appurtenant Easements. 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 of the undersigned, his successors and assigns, and on all Unit Owners, purchasers and Mortgagees and theirs heirs, executors, administrators, successors and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this paragraph.

17.04. Reservation of Septic Utility Easement. Declarant reserves, for the benefit of Lot 1, CSM 7083, an easement for septic and utility purposes for access to and right to repair and maintain the joint septic system, as designated on the Condominium Plat, which is for the benefit of Lot 1 and Units 13 and 14.

ARTICLE XVIII
GENERAL

18.01. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition

originating in its Unit and threatening another Unit or the Common Elements, to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 6.04. Such entry shall be made with prior notice to the Unit Owners, and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors.

18.02. Notices. All notices and other documents required to be given by this Declaration or by 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. Notices and other documents to be served upon Declarant shall be given to the agent for service of process specified in Section 18.04. All 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 or her 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 or her.

18.03. 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 unenforceability of the remaining portion of said provision or of any other provision hereof.

18.04. Resident Agent. The name and address of the resident agent under Section 703.23 of the Wisconsin Statutes is Mark Beckman, Anderson, Hagger & Moe, 10425 State Highway 27 S, PO Box 986, Hayward, Wisconsin 54843. The resident agent may be changed by the Association in any manner permitted by law.

18.05. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant" may be assigned by a written, recorded amendment to any other party who assumes such rights, powers and obligations. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers and obligations. Such amendment need be signed only by the assignor and assignee named therein.

18.06. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws, and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

18.07. No Discrimination in Sale or Lease of Unit. Neither the Declarant nor any Unit Owner shall discriminate in sale, lease, rental or in the use or occupancy of a Unit because of religion, race, color, creed, national origin, sex, marital status, or status with respect to public assistance or disability or in furtherance of such covenant, in contravention of the provisions of Wisconsin Statutes and regulations thereunder, which relate to civil rights and discrimination.

[Signatures on following pages.]

EXHIBIT A

LEGAL DESCRIPTIONS

Units One through Fifteen (15) of Grand Pines Condominium North, together with each Unit's undivided percentage interest in the common elements and facilities of Grand Pines Condominium North, a condominium declared and existing under and by virtue of the Condominium Ownership Act for the State of Wisconsin, according to the Declaration of Condominium of Grand Pines Condominium North dated August 11, 2005 and recorded August 18, 2005, as Document No. 332704, and as Amended and Restated.

Tax Parcel Nos.: 57-010-2-41-08-36-5 16-742-000100	Legacy PIN: 010-225-00-0100
57-010-2-41-08-36-5 16-742-000200	010-225-00-0200
57-010-2-41-08-36-5 16-742-000300	010-225-00-0300
57-010-2-41-08-36-5 16-742-000400	010-225-00-0400
57-010-2-41-08-36-5 16-742-000500	010-225-00-0500
57-010-2-41-08-36-5 16-742-000600	010-225-00-0600
57-010-2-41-08-36-5 16-742-000700	010-225-00-0700
57-010-2-41-08-36-5 16-742-000800	010-225-00-0800
57-010-2-41-08-36-5 16-742-000900	010-225-00-0900
57-010-2-41-08-36-5 16-742-001000	010-225-00-1000
57-010-2-41-08-36-5 16-742-001100	010-225-00-1100
57-010-2-41-08-36-5 16-742-001200	010-225-00-1200
57-010-2-41-08-36-5 16-742-001300	010-225-00-1300
57-010-2-41-08-36-5 16-742-001400	010-225-00-1400
57-010-2-41-08-36-5 16-742-001500	010-225-00-1500

Formerly known as, and located upon the following described real estate, all located in the Town of Hayward, Sawyer County, Wisconsin:

A parcel located in Government Lots 1 and 3 and part of the NE ¼ of the NE ¼ all in Section 36, Township 41 North, Range 8 West, in the Town of Hayward, Sawyer County, Wisconsin, described as follows:

Property east of Moreland Road

To locate the Point of Beginning, commence at the NE corner of said Section 36 and run along the north line of said Section 36 N. 89°58'28" W., 450.00 feet to the Point of Beginning;

Thence from said Point of Beginning by metes and bounds:

Leaving said north line, S. 00°26'52" E., 1269.31 feet, along the west line of Lot 1, CSM No. 7085, to the northerly right of way line of C.T.H. "B"; Thence leaving said west line, S. 89°57'16" W., 349.97 feet along said northerly right of way line, to the SE

corner of Lot 2, CSM No. 7085; Thence leaving said northerly right of way line, N. 10°00'00" E., 216.28 feet, along the east line of said Lot 2, to the Ne corner of said Lot 2; Thence leaving said east line, S. 89°57'16" W., 475.00 feet, along the north line of said Lot 2, to the monumented west line of the NE ¼ of the NE ¼; Thence leaving said north line, N. 00°37'13" W., 38.62 feet, along said west line to the exterior of Lot 5, CSM No. 5448; Thence leaving said west line and along the exterior of said Lot 5, S. 89°51'17" W., 200.00 feet; Thence S. 00°16'21" E., 269.2 feet, to the northerly right of way line of C.T.H. "B"; Thence along said northerly right of way line S. 89°55'25" W., 74.41 feet; Thence S. 82°49'13" W., 291.34 feet; Thence N. 89°59'46" W., 16.26 feet; Thence S. 89°45'36" W., 30.55 feet to the SW corner of Lot 2, CSM No. 5447 and the easterly right of way line of Moreland Road; Thence leaving said northerly right of way line N. 00°02'02" W., 430.00 feet, along said easterly right of way line, to the NW corner of said Lot 2; Thence leaving said easterly right of way line, N. 89°59'12" E., 28.24 feet, to the NE corner of said Lot 2; Thence leaving said north line, S. 00°34'18" E., 59.15 feet, along the east line of said Lot 2, to the northerly line of Lot 5, CSM No. 5448; Thence leaving said east line and along said northerly line, N. 68°12'18" E., 122.54 feet; Thence N. 07°49'56" E., 197.37 feet; Thence N. 89°47'51" E., 435.87 feet to the monumented west line of the NE ¼ of the NE ¼; Thence leaving said northerly line, N. 00°37'13" W., 705.59 feet along said monumented west line, to the north line of Section 36; Thence leaving said monumented west line, S. 89°58'28" E., 864.08 feet, along said north line, to the Point of Beginning.

Property west of Moreland Road

To locate the Point of Beginning, commence at the NE corner of said Section 36 and run along the north line of said Section 36, N. 89°58'28" W., 450.00 feet; Thence leaving said north line, S. 00°26'52" E., 1269.31 feet, along the west line of Lot 1, CSM No. 7085, to the northerly right of way line of C.T.H. "B"; Thence leaving said west line, S. 89°57'16" W., 349.97 feet along said northerly right of way line, to the SE corner of Lot 2, CSM No. 7085; Thence leaving said northerly right of way line, N. 10°00'00" E., 216.28 feet, along the east line of said Lot 2, to the NE corner of said Lot 2; Thence leaving said east line, S. 89°57'16" W., 475.00 feet, along the north line of said Lot 2, to the monumented west line of the NE ¼ of the NE ¼; Thence leaving said north line, N. 00°37'13" W., 38.62 feet, along said west line, to the exterior of Lot 5, CSM No. 5448; Thence leaving said west line and along the exterior of said Lot 5, S. 89°51'17" W., 200.00 feet; Thence S. 00°16'21" E., 263.20 feet, to the northerly right of way line of C.T.G. "B"; Thence along said northerly right of way line, S. 89°55'25" W., 74.41 feet; Thence S. 82°49'13" W., 291.34 feet; Thence N. 89°59'46" W., 16.26 feet; Thence S. 89°45'36" W., 30.55 feet to the SW corner of Lot 2, CSM 5447 and the easterly right of way line of Moreland Road; Thence N. 49°53'32" W., 46.88 feet to the westerly right of way line of Moreland Road and the Point of Beginning;

Thence from said Point of Beginning by metes and bounds:

S. 89°16'00" W., 54.79 feet; Thence S. 00°15'23" E., 62.57 feet; Thence S. 29°11'34" E., 28.52 feet to the northerly right of way line of C.T.H. "B"; Thence along said

northerly right of way line, S. 42°49'07" W., 227.33 feet to the northerly line of Lot 1, CSM No. 7083; Thence leaving said northerly right of way line and along said northerly line, N. 43°30'03" W., 66.14 feet; Thence 241.79 feet along the arc of a curve to the left, having a radius of 1274.92 feet, a central angle of 10°53'30", and a chord which bears S. 44°38'13" W. and measures 241.42 feet; Thence N. 68°03'10" W., 197.34 feet, to a meander corner which is S. 68°03'10" E., 33 feet, more or less, from the apparent ordinary high water line (OHWL) of Round Lake; Thence leaving said northerly line and along a meander line near said OHWL, N. 34°06'45" E., 104.21 feet; Thence N. 22°51'00" E., 91.97 feet; Thence N. 15°18'21" E., 428.54 feet, to a meander corner which is S. 89°33'40" E., 11 feet, more or less, from the apparent OHWL of Round Lake; Thence leaving said meander line, S. 89°33'40" E., 9.81 feet; Thence N. 89°52'25" E., 254.92 feet; Thence S. 00°24'32" W., 21.57 feet; Thence N. 89°56'17" E., 123.29 feet to the westerly right of way line of Moreland Road; Thence along said westerly right of way line, S. 00°24'32" W., 258.18 feet to the Point of Beginning.

Said parcel contains 1,514,868 square feet, more or less, which is 34.78 acres, more or less, including that land lying between the meander line and the apparent OHWL of Round Lake and the extension of the lot lines to said OHWL.

Subject to all easements, restrictions, reservations or rights of way of record or use, if any.

EXHIBIT B

**CONDOMINIUM PLAT – FIRST ADDENDUM TO GRAND
PINES CONDOMINIUM NORTH**

**CONDOMINIUM PLAT
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH**

LOT 5 GSM #908, LOT 1 GSM #1080, LOT 2, GSM# 5447, LOT 6, GSM #5448, PART OF LOT 3, GSM #1898,
PART OF LOT 4, GSM #1899 AND PART OF LOT 1, GSM #2988, LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
SAWYER COUNTY, WISCONSIN.

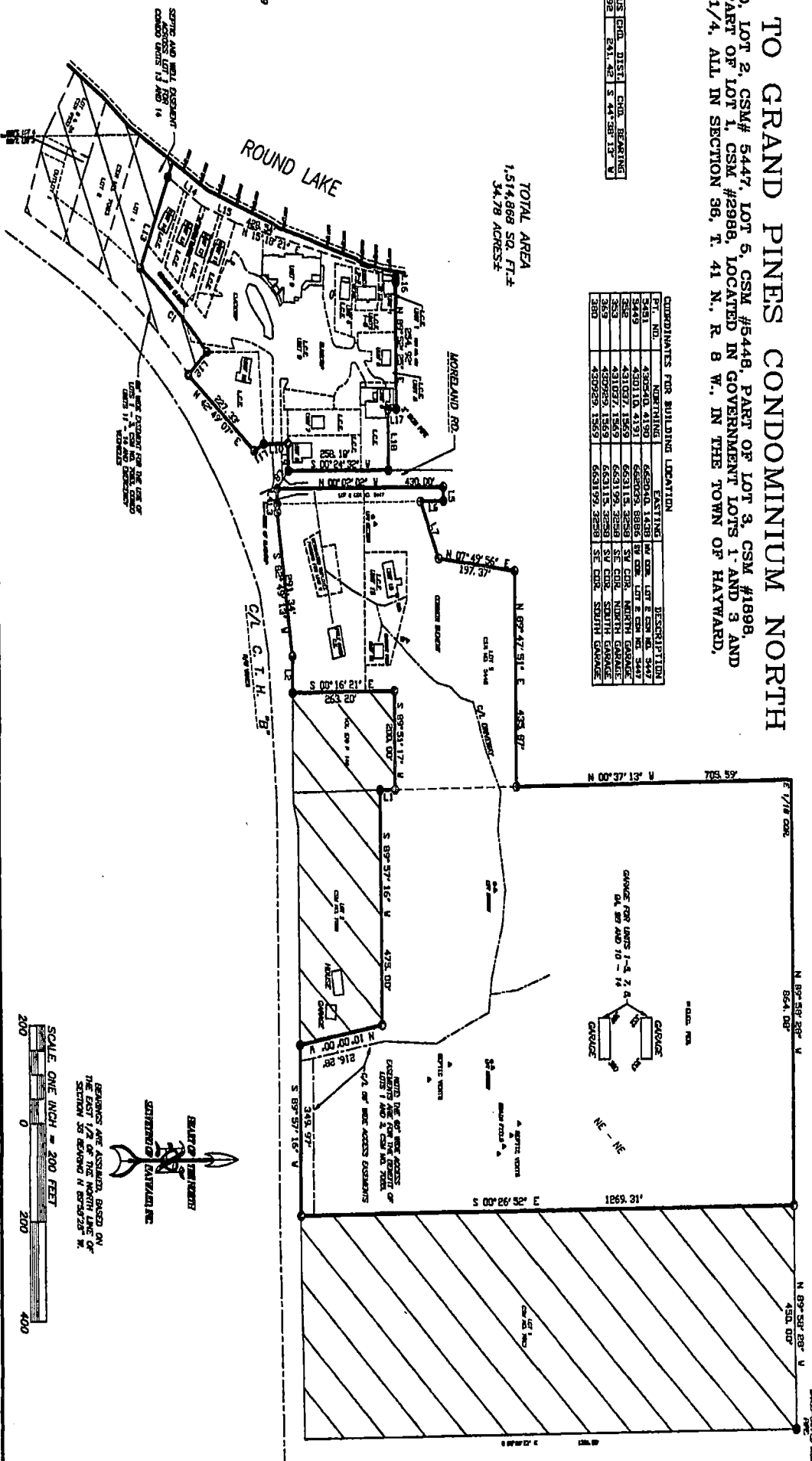
CLAVE	ARC	BEIYA	RADIUS	CHD.	DISST	CHD.	BEARING
C1	241.79	107.52	1271.92	241.42	S	41.58	13.8

LINE	BEARING	DISTANCE
1	N 09° 57' 16" W	450.00
2	N 89° 47' 31" E	450.00
3	N 89° 57' 16" W	161.85
4	S 89° 47' 31" E	450.00
5	S 89° 57' 16" W	450.00
6	S 89° 47' 31" E	450.00
7	N 89° 57' 16" W	450.00
8	N 89° 47' 31" E	450.00
9	N 89° 57' 16" W	450.00
10	N 89° 47' 31" E	450.00
11	S 89° 57' 16" W	450.00
12	S 89° 47' 31" E	450.00
13	S 89° 57' 16" W	450.00
14	S 89° 47' 31" E	450.00
15	N 89° 57' 16" W	450.00
16	N 89° 47' 31" E	450.00
17	N 89° 57' 16" W	450.00
18	N 89° 47' 31" E	450.00

PT. NO.	NORTHING	EASTING	DESCRIPTION
1	430710.4197	662930.5828	LOT 1 GCM NE 3/4
2	430710.4197	662930.5828	LOT 2 GCM NE 3/4
3	431027.1569	663115.3258	SE COR. NORTH GARAGE
4	431027.1569	663115.3258	SE COR. NORTH GARAGE
5	430729.1569	663115.3258	SE COR. SOUTH GARAGE
6	430729.1569	663115.3258	SE COR. SOUTH GARAGE

TOTAL AREA
1,514,668 SQ. FT.
34.78 ACRES

- NOTES:
- UNITS 5 - 10 ARE NOT LAKE UNITS.
 - MULTIPLE SETIC EASEMENTS ACROSS CONDO. SEE SHEET 2 FOR L.C.E. AND EASEMENT DETAIL.
 - THE PARAGONS MAP IN THE FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH ARE:
 1. DESIGNATE THE ENLARGED PARKING AREA FOR UNIT 9
 2. RELATIVE THE POLE SHED FOR UNIT 13
 3. RELATIVE THE POLE SHED FOR UNIT 9 AS COMMON ELEMINT POLE SHED
 4. REVISE THE FLOOR PLAN FOR THE GARAGES FOR UNITS 1-5, 7, 8, 9A, 9B AND 10-14



BEARINGS ARE ASSUMED BASED ON THE EAST 1/2 OF THE NORTH LINE OF SECTION 36 BEARING N 89° 47' 31" W.



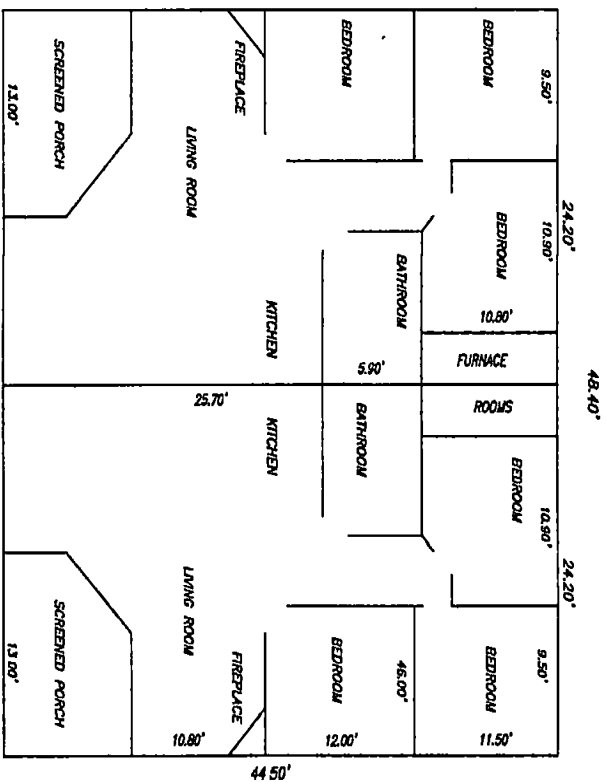
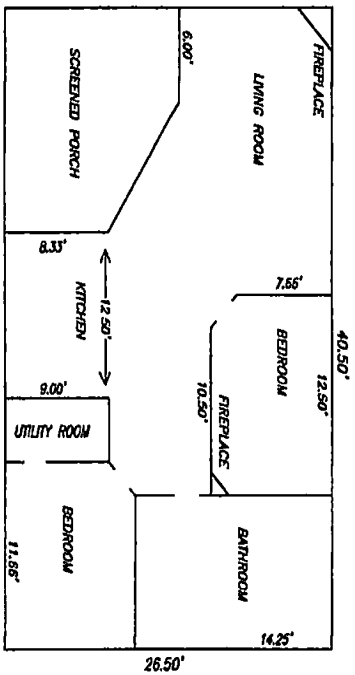
LEGEND
 ① FOUND 1-1/2" IRON PIPE
 ② FOUND 1" IRON PIPE UNLESS NOTED
 ③ FOUND 3/4" IRON PIPE

CLIENT: GRAND PINES CONDOMINIUM NORTH
 JOB: H03/09300865 30 OF 40
 REVISION: 5/2/16

SCALE: 1" = 200'
 FILE: 141NRBW/SEC.36
 ACAD: MAIN.CAMPUS.DWG
 PNC.LINOPS

DRAWN BY: JRV
 SHEET 1 OF 11
HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.
 10329 N. DUFFY ROAD
 HAYWARD, WI 54943
 PH: 715/634-2442
 FAX: 715/634-2444
 WWW.HONSURVEYING.COM

CONDOMINIUM PLAT
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH
 INCLUDING LOT 5, CSM #5448; LOT 2, CSM# 5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899;
 LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
 PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
 SAWYER COUNTY, WISCONSIN.



FLOOR PLANS

CLIENT: **GRAND PINES CONDOMINIUM NORTH**
 52.00' x 36.00' EXTERIOR DIMENSIONS
 46.00' x 46.00' INTERIOR DIMENSIONS

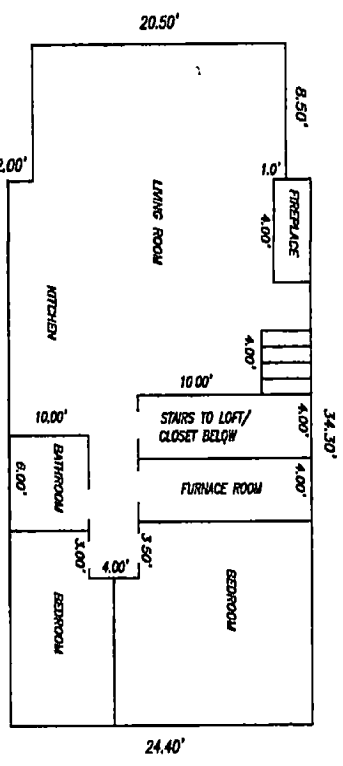
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 ACAD: GRAND_PINES
 PGC: LTN GPS
 DRAWN BY: CIG
 JOB: H03/051
 SHEET 3 OF 11

HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

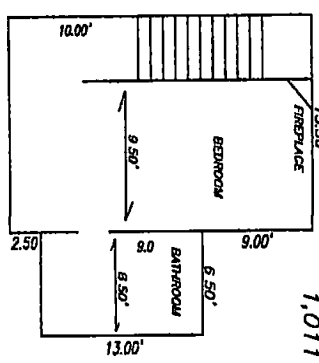
10339 N. DUFFY ROAD
 HAYWARD, WI. 54843
 PH: 715/831-2442
 FAX: 715/831-2444
 E-MAIL: INFO@HONORTHINC.COM



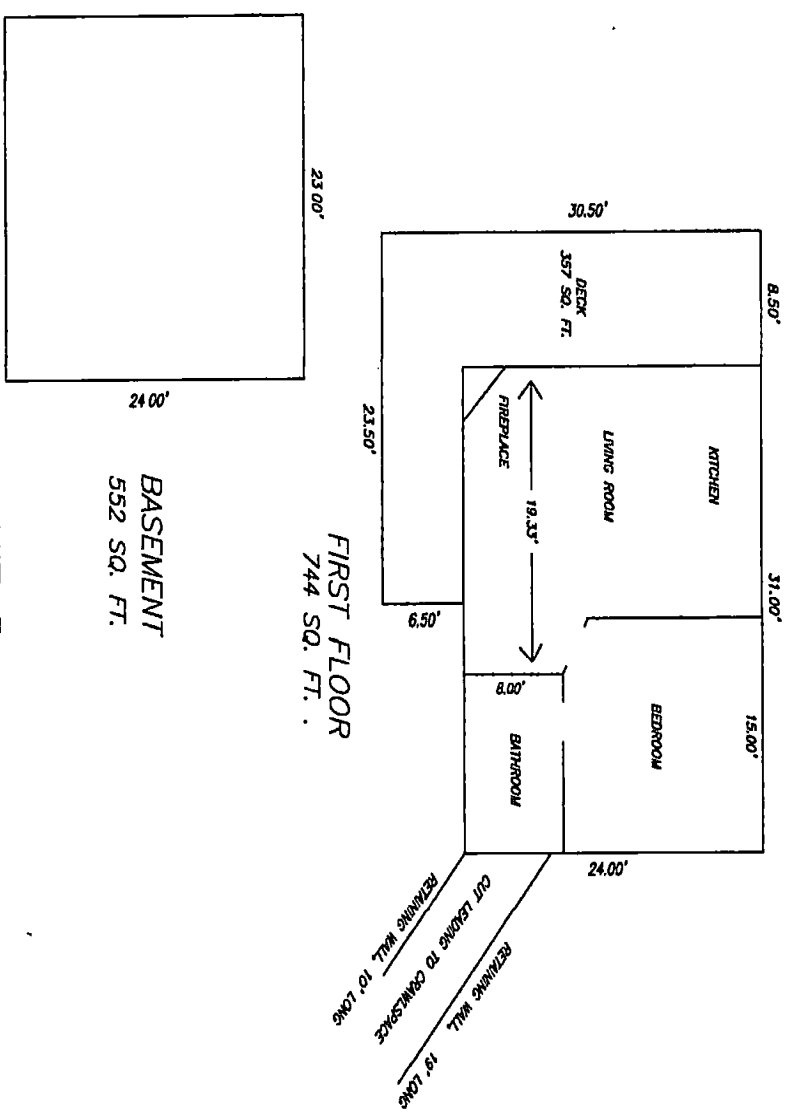
CONDOMINIUM PLAT
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH
 INCLUDING LOT 5, CSM #5448; LOT 2, CSM# 5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899;
 LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
 PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
 SAWYER COUNTY, WISCONSIN.



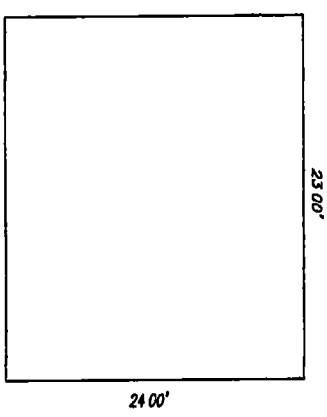
FIRST FLOOR
 1,011 SQ. FT.



LOFT
 415 SQ. FT.



FIRST FLOOR
 744 SQ. FT.



UNIT 5
 BASEMENT
 552 SQ. FT.

FLOOR PLANS

CLIENT: GRAND PINES CONDOMINIUM NORTH
 52.00' 3.00' 6.00' 6.00' 6.00' 6.00' 4.00'
 INTERIOR DIMENSIONS

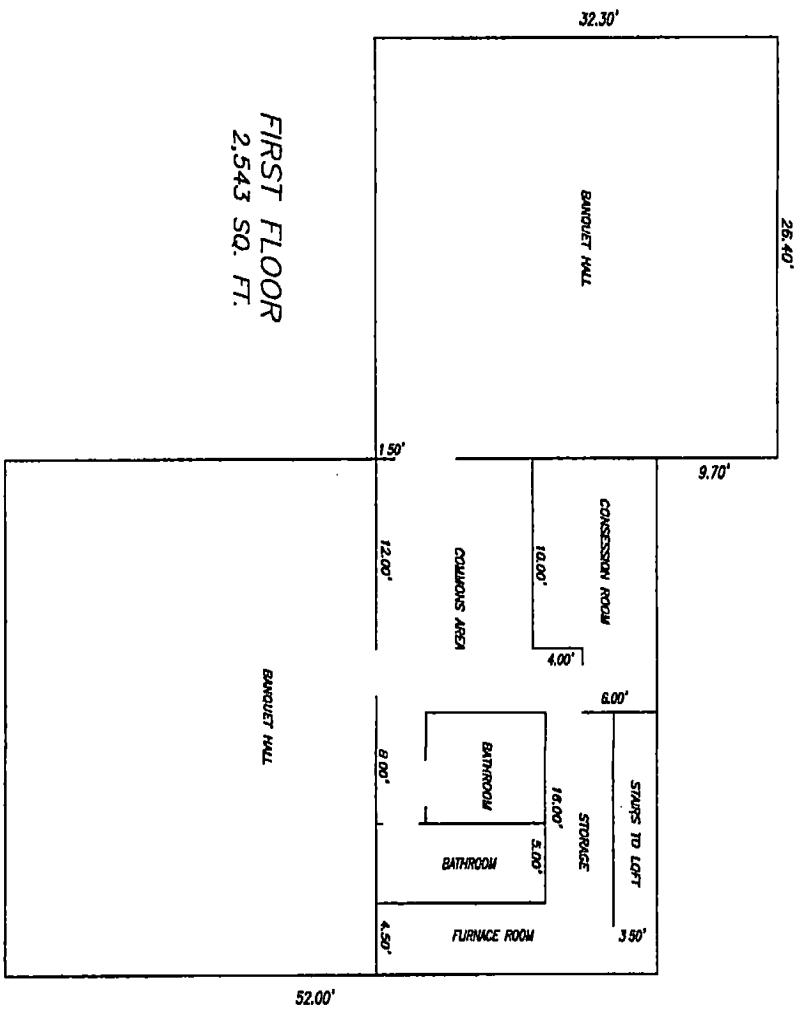
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 ACD: GRAND PINES
 PAC: LTRGS
 DRAWN BY: CIG
 JOB: H03/051
 SHEET 4 OF 11

HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

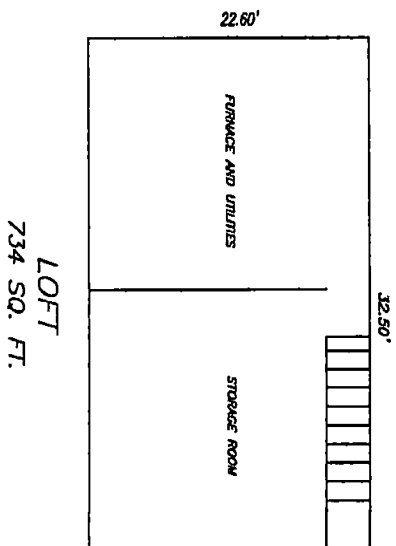
10339 N. DUFFY ROAD
 HAYWARD, WI 54843
 PH: 715/824-2442
 FAX: 715/824-2444
 E-MAIL: INFO@HNSURVEYING.COM



CONDOMINIUM PLAT
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH
 INCLUDING LOT 5, CSM #6448; LOT 2, CSM# 5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899;
 LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
 PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
 SAWYER COUNTY, WISCONSIN.



FIRST FLOOR
 2,543 SQ. FT.



LOFT
 734 SQ. FT.

UNIT 6

FLOOR PLANS

CLIENT: GRAND PINES CONDOMINIUM NORTH
 52.00' x 12.50' INTERIOR DIMENSIONS

SCALE: 1" = 8'
 FILE: 141NRMW/SECT36/GRAND_PINES
 ACAD: GRAND_PINES
 PLOT: LTRNGS

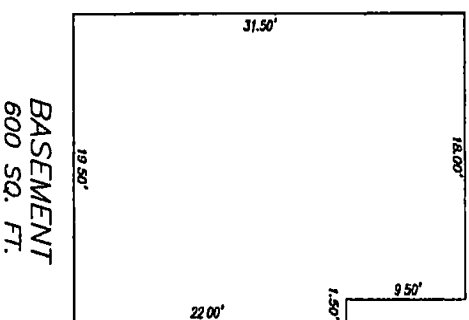
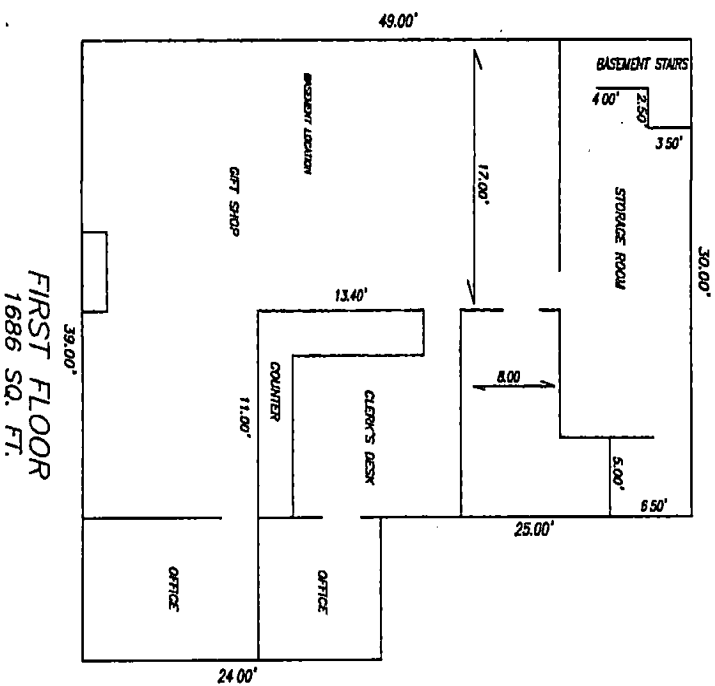
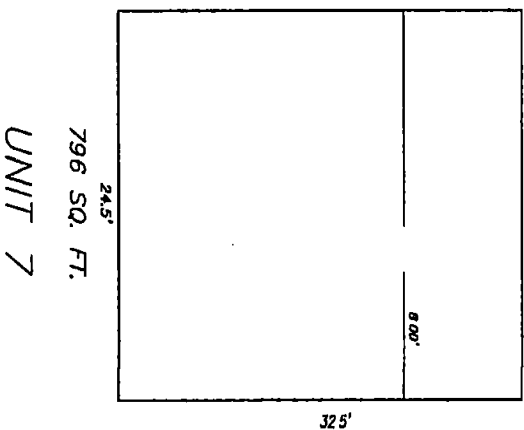
DRAWN BY: CIG
 JOB: H03/051
 SHEET 5 OF 11

HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

10319 N. DUFFY ROAD
 HAYWARD, WI 54843
 PH: 715/834-2442
 FAX: 715/834-2444
 E-MAIL: INFO@HOSURVEYING.COM



CONDOMINIUM PLAT
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH
 INCLUDING LOT 5, CSM #5448; LOT 2, CSM# 5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899;
 LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
 PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
 SAWYER COUNTY, WISCONSIN.



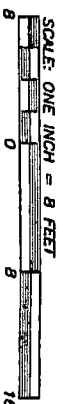
FLOOR PLANS

CLIENT: GRAND PINES CONDOMINIUM NORTH
 52.00' 3.00' 19.00' 14.00'
 EXTERIOR DIMENSIONS
 INTERIOR DIMENSIONS

SCALE: 1" = 8'
 FILE: 141NRW/SEC36/GRAND_PINES
 ACAD: GRAND_PINES
 PLOT: LTRIPS
 DRAFTED BY: CIG
 JOB: HO3/051
 SHEET 6 OF 11

HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

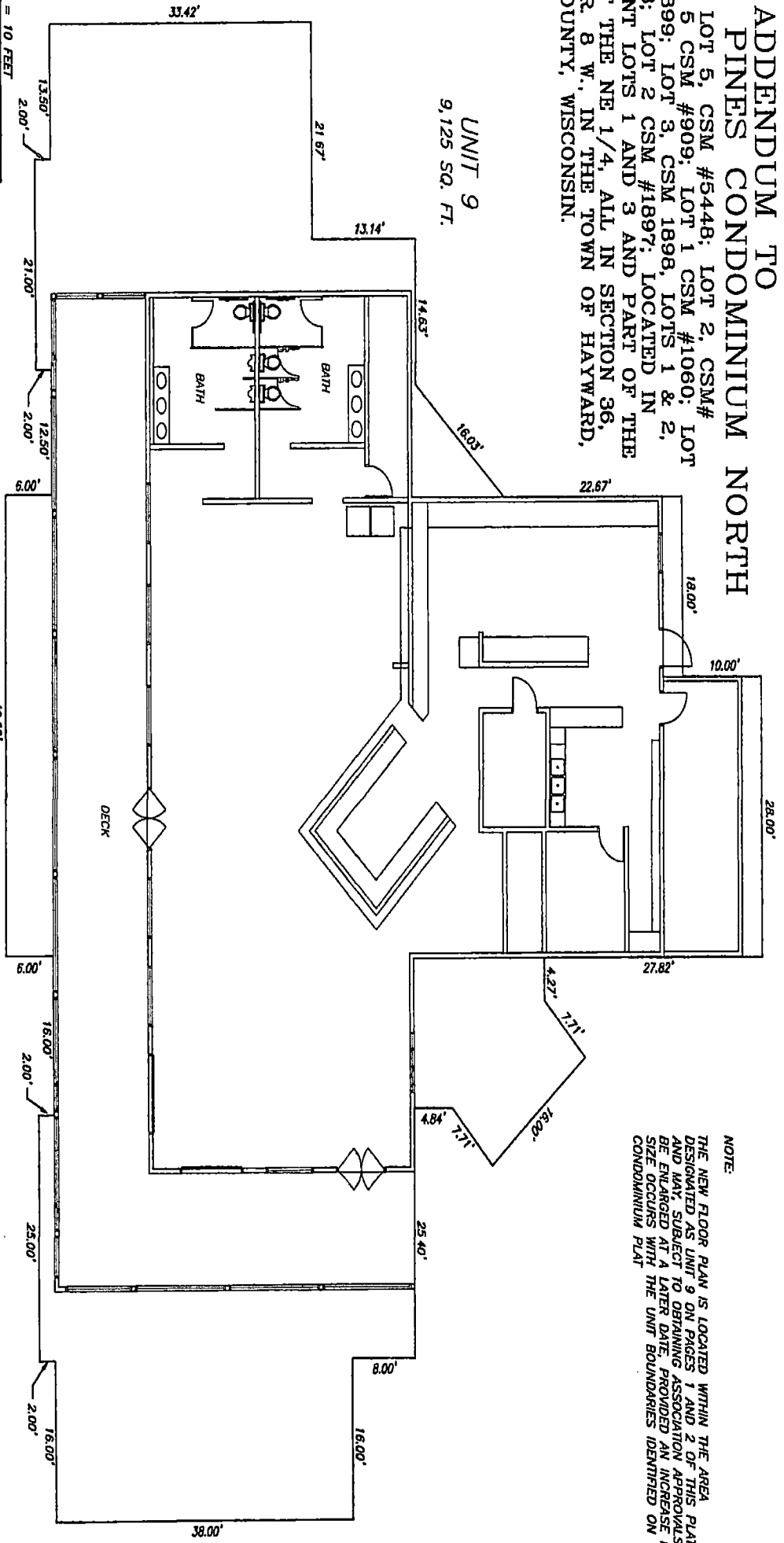
10339 N. DUFFY ROAD
 HAYWARD, WI. 54943
 PH: 715.653-2444
 FAX: 715.653-2444
 E-MAIL: INFO@HOSURVING.COM



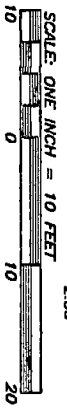
CONDOMINIUM PLAT
 FIRST ADDENDUM TO
 GRAND PINES CONDOMINIUM NORTH

INCLUDING LOT 5, CSM #5448; LOT 2, CSM #5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899; LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN.

UNIT 9
 9,125 SQ. FT.



NOTE:
 THE NEW FLOOR PLAN IS LOCATED WITHIN THE AREA DESIGNATED AS UNIT 9 ON PAGES 1 AND 2 OF THIS PLAT, AND MAY, SUBJECT TO OBTAINING ASSOCIATION APPROVAL, BE ENLARGED AT A LATER DATE. PROVIDED AN INCREASE IN SIZE OCCURS WITH THE UNIT BOUNDARIES IDENTIFIED ON THIS CONDOMINIUM PLAT



FLOOR PLANS

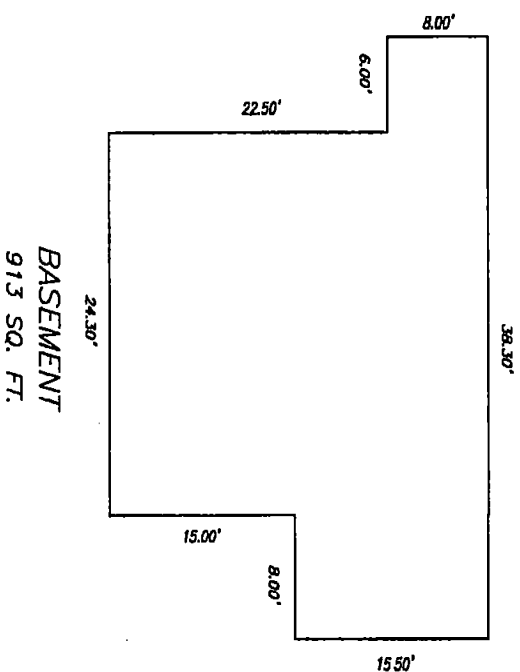
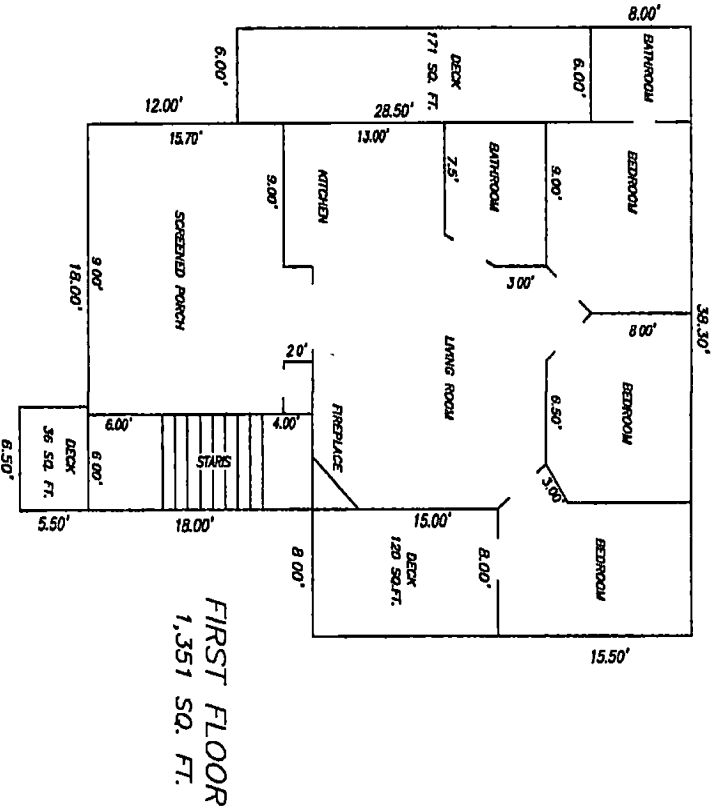
CLIENT: GRAND PINES CONDOMINIUM NORTH
 52.001308808R DWS/GCS/40
 46.00' INTERIOR DIMENSIONS

SCALE: 1" = 10'
 FILE: 141NBW/SECT36/GRAND_PINES
 ACAD: GRAND_PINES
 PLOT: LTRNGS
 DRAFTED BY: CIG
 JOB: H03/051
 SHEET 7 OF 11

HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

10339 N. DUFFY ROAD
 HAYWARD, WI. 54843
 PH: 715.634-2442
 FAX: 715.634-1044
 E-MAIL: INFO@HNSURVING.COM

CONDOMINIUM PLAN
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH
 INCLUDING LOT 5, CSM #5448; LOT 2, CSM# 5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899;
 LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
 PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
 SAWYER COUNTY, WISCONSIN.



UNIT 10



FLOOR PLANS

CLIENT: GRAND PINES CONDOMINIUM NORTH
 52.0013@92919R.DWG@SDF 40
 48.00' INTERIOR DIMENSIONS

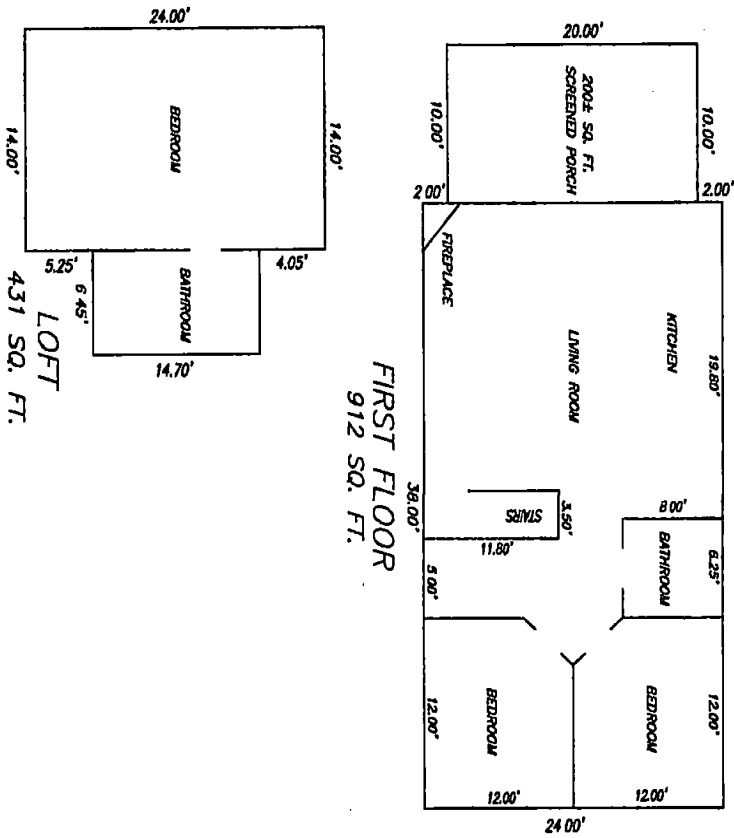
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 ACAD: GRAND_PINES
 PLOT: LIVING

DRAWN BY: CIG
 JOB: H03/091
 SHEET 8 OF 11

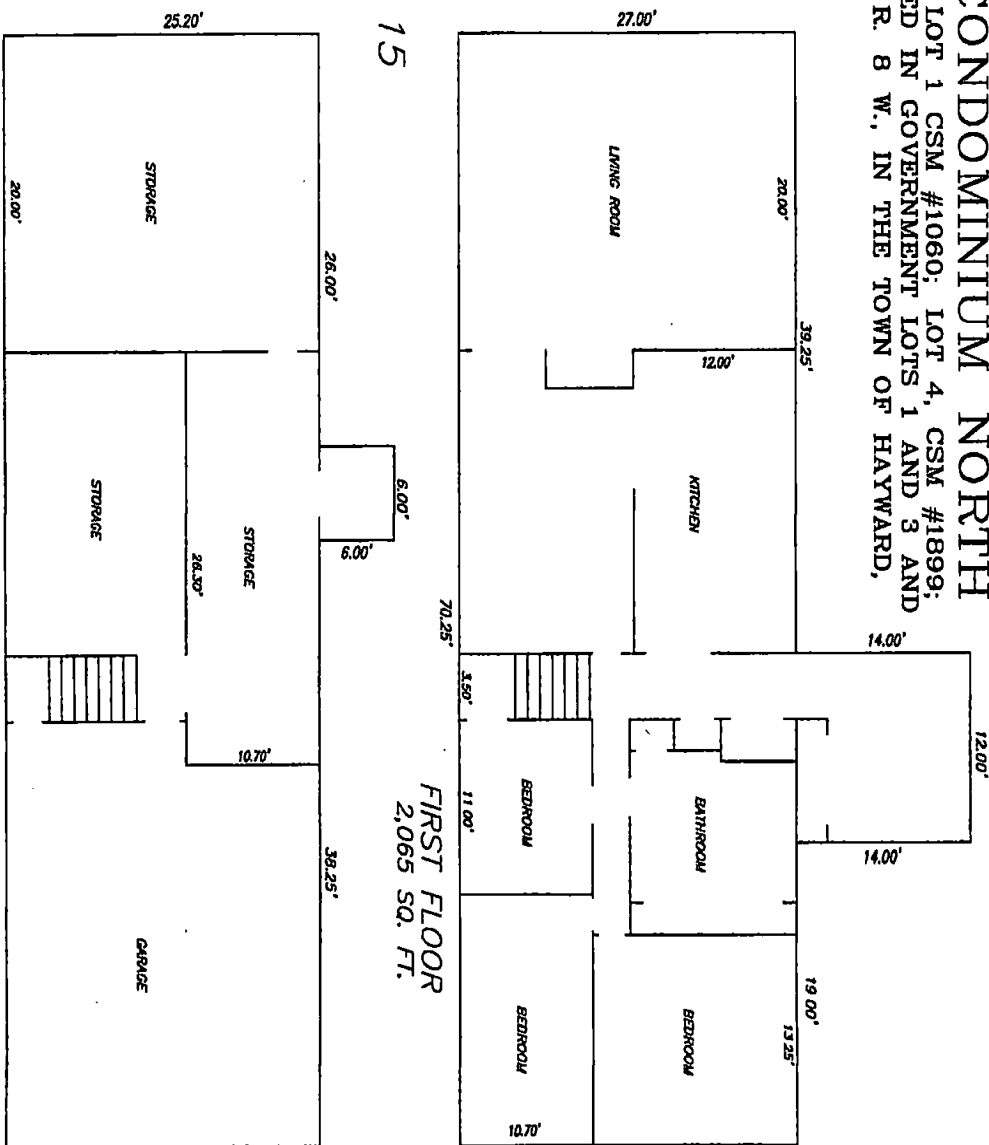
HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

10319 N. DUFFY ROAD
 HAYWARD, WI 54843
 PH: 715.264.2442
 FAX: 715.264.2442
 E-MAIL: INFO@HONSOFTSURVEYING.COM

CONDOMINIUM PLAT
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH
 INCLUDING LOT 5, CSM #5448; LOT 2, CSM# 5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899;
 LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
 PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
 SAWYER COUNTY, WISCONSIN.



BASEMENT
 1,806 SQ. FT.



FLOOR PLANS

CLIENT: GRAND PINES CONDOMINIUM NORTH
 52.00' x 30.00' DIMENSIONS 40
 46.00' INTERIOR DIMENSIONS

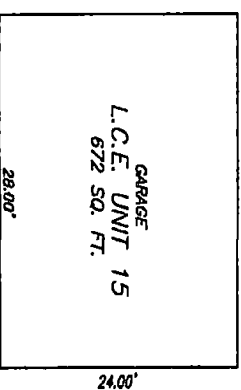
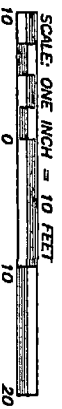
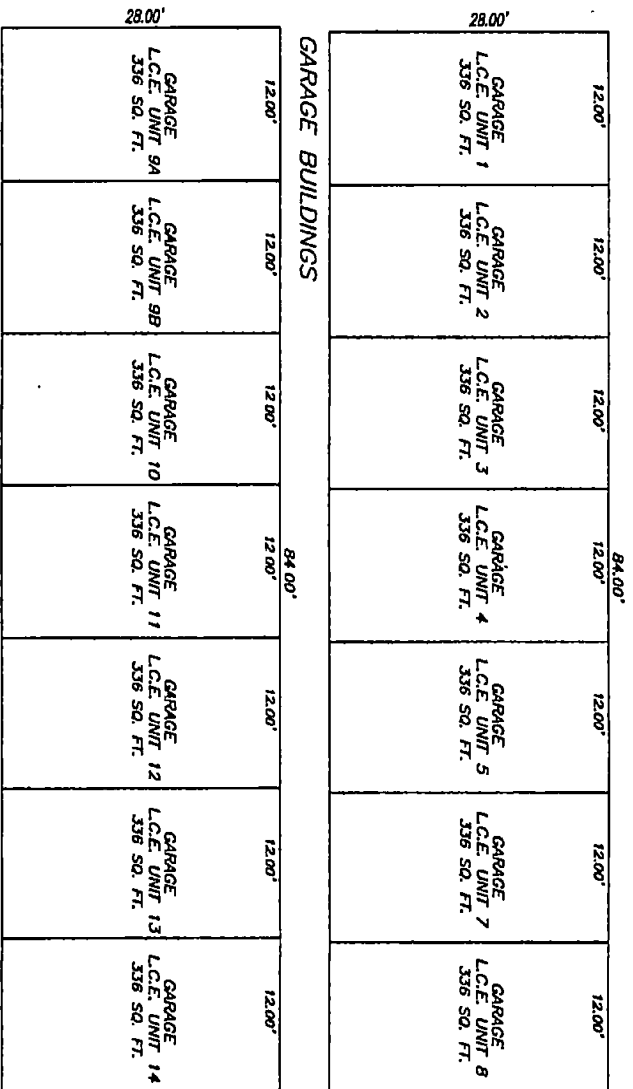
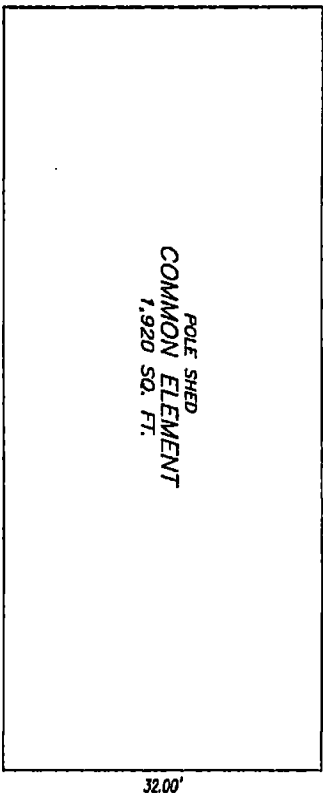
SCALE: 1" = 8'
 FILE: 7414NRW/SECS36/GRAND_PINES
 ACAD: GRAND_PINES
 PLOT: LIVING

DRAWN BY: CJG
 JOB: H03/051
 SHEET 9 OF 11

HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

10339 N. DUFFY ROAD
 HAYWARD, WI. 54883
 PH: 715.824.2442
 FAX: 715.824.2442
 E-MAIL: INFO@HOSURVEYING.COM

CONDOMINIUM PLAT
FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH
 INCLUDING LOT 5, CSM #5448; LOT 2, CSM# 5447; LOT 5 CSM #909; LOT 1 CSM #1060; LOT 4, CSM #1899;
 LOT 3, CSM 1898, LOTS 1 & 2, CSM #2988; LOT 2 CSM #1897; LOCATED IN GOVERNMENT LOTS 1 AND 3 AND
 PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD,
 SAWYER COUNTY, WISCONSIN.



FLOOR PLANS

CLIENT: GRAND PINES CONDOMINIUM NORTH
 52.00' x 38.00' DIMENSIONS OF 40
 46.00' INTERIOR DIMENSIONS

SCALE: 1" = 10'
 FILE: T41N8W/SEC36/GRAND_PINES
 ACQR: GRAND_PINES
 PLOT: LINGS

DRAWN BY: CJG
 JOB: H03/051
 SHEET 10 OF 11

HEART OF THE NORTH
 SURVEYING OF HAYWARD, INC.

10339 N. DUFFY ROAD
 HAYWARD, WI 54843
 PH: 715/631-2442
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 E-MAIL: INFO@HOTSURVEYING.COM

CONDOMINIUM PLAT

FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH

LOT 5 CSM #909, LOT 1 CSM #1060, LOT 2, CSM# 5447, LOT 5, CSM #5448, PART OF LOT 3, CSM #1898, PART OF LOT 4, CSM #1899 AND PART OF LOT 1, CSM #2988, LOCATED IN GOVERNMENT LOTS 1 AND 3 AND PART OF THE NE 1/4 OF THE NE 1/4, ALL IN SECTION 36, T. 41 N., R. 8 W., IN THE TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Larry T. Nelson, Professional Land Surveyor in the State of Wisconsin, hereby certify:

That on the order of GRAND PINES CONDOMINIUM NORTH, I have surveyed and mapped the FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH, being Lot 5, CSM No. 909, Lot 1, CSM No. 1060, Lot 2, CSM No. 5447, Lot 5, CSM No. 5448, part of Lot 3, CSM No. 1898, part of Lot 4, CSM No. 1899 and part of Lot 1, CSM No. 2988, located in Gov't. Lots 1 and 3 and part of the NE 1/4 of the NE 1/4, all in Section 36, T. 41 N., R. 8 W., in the Town of Hayward, Sawyer County, Wisconsin, described as follows:

Property east of Moreland Road

To locate the Point of Beginning, commence at the NE corner of said Section 36 and run along the north line of said Section 36, N 89°58'28" W, 450.00 feet, to the Point of Beginning;

Thence from said Point of Beginning by metes and bounds:

Leaving said north line, S 00°26'52" E, 1269.31 feet, along the west line of Lot 1, CSM NO. 7085, to the northerly right of way line of C.T.H. "B"; Thence leaving said west line, S 89°57'16" W, 349.97 feet along said northerly right of way line, to the SE corner of Lot 2, CSM No. 7085; Thence leaving said northerly right of way line, N 10°00'00" E, 216.28 feet, along the east line of said Lot 2, to the NE corner of said Lot 2; Thence leaving said east line, S 89°57'16" W, 475.00 feet, along the north line of said Lot 2, to the monumented west line of the NE 1/4 of the NE 1/4; Thence leaving said north line, N 00°37'13" W, 38.62 feet, along said west line, to the exterior of Lot 5, CSM No. 5448; Thence leaving said west line and along the exterior of said Lot 5, S 89°51'17" W, 200.00 feet; Thence S 00°16'21" E, 263.20 feet, to the northerly right of way line of C.T.H. "B"; Thence along said northerly right of way line, S 89°55'25" W, 74.41 feet; Thence S 82°49'13" W, 291.34 feet; Thence N 89°59'46" W, 16.26 feet; Thence S 89°45'36" W, 30.55 feet to the SW corner of Lot 2, CSM No. 5447 and the easterly right of way line of Moreland Road; Thence leaving said northerly right of way line N 00°02'02" W, 430.00 feet, along said easterly right of way line, to the NW corner of said Lot 2; Thence leaving said easterly right of way line, N 89°59'12" E, 28.24 feet, to the NE corner of said Lot 2; Thence leaving said north line, S 00°34'18" E, 59.15 feet, along the east line of said Lot 2, to the northerly line of Lot 5, CSM No. 5448; Thence leaving said east line and along said northerly line, N 68°12'18" E, 122.54 feet; Thence N 07°49'56" E, 197.37 feet; Thence N 89°47'51" E, 435.87 feet to the monumented west line of the NE 1/4 of the NE 1/4; Thence leaving said northerly line, N 00°37'13" W, 705.59 feet along said monumented west line, to the north line of Section 36; Thence leaving said monumented west line, S 89°58'28" E, 864.08 feet, along said north line, to the Point of Beginning;

Property west of Moreland Road

To locate the Point of Beginning, commence at the NE corner of said Section 36 and run along the north line of said Section 36, N 89°58'28" W, 450.00 feet; Thence leaving said north line, S 00°26'52" E, 1269.31 feet, along the west line of Lot 1, CSM NO. 7085, to the northerly right of way line of C.T.H. "B"; Thence leaving said west line, S 89°57'16" W, 349.97 feet along said northerly right of way line, to the SE corner of Lot 2, CSM No. 7085; Thence leaving said northerly right of way line, N 10°00'00" E, 216.28 feet, along the east line of said Lot 2, to the NE corner of said Lot 2; Thence leaving said east line, S 89°57'16" W, 475.00 feet, along the north line of said Lot 2, to the monumented west line of the NE 1/4 of the NE 1/4; Thence leaving said north line, N 00°37'13" W, 38.62 feet, along said west line, to the exterior of Lot 5, CSM No. 5448; Thence leaving said west line and along the exterior of said Lot 5, S 89°51'17" W, 200.00 feet; Thence S 00°16'21" E, 263.20 feet, to the northerly right of way line of C.T.H. "B"; Thence along said northerly right of way line, S 89°55'25" W, 74.41 feet; Thence S 82°49'13" W, 291.34 feet; Thence N 89°59'46" W, 16.26 feet; Thence S 89°45'36" W, 30.55 feet to the SW corner of Lot 2, CSM No. 5447 and the easterly right of way line of Moreland Road; Thence N 49°53'32" W, 46.88 feet to the westerly right of way line of Moreland Road and the Point of Beginning;

Thence from said Point of Beginning by metes and bounds:

S 89°16'00" W, 54.79 feet; Thence S 00°15'23" E, 62.57 feet; Thence S 29°11'34" E, 28.52 feet to the northerly right of way line of C.T.H. "B"; Thence along said northerly right of way line, S 42°49'07" W, 227.33 feet to the northerly line of Lot 1, CSM No. 7083; Thence leaving said northerly right of way line and along said northerly line, N 43°30'03" W, 66.14 feet; Thence 241.79 feet, along the arc of a curve to the left, having a radius of 1274.92 feet, a central angle of 10°53'30", and a chord which bears S 44°38'13" W and measures 241.42 feet; Thence N 68°03'10" W, 197.34 feet, to a meander corner which is S 68°03'10" E, 33 feet, more or less, from the apparent ordinary high water line (OHWL) of Round Lake; Thence leaving said northerly line and along a meander line near said OHWL, N 34°06'45" E, 104.21 feet; Thence N 22°51'00" E, 91.97 feet; Thence N 15°18'21" E, 428.54 feet, to a meander corner which is S 89°33'40" E, 11 feet, more or less, from the apparent OHWL of Round Lake; Thence leaving said meander line, S 89°33'40" E, 9.81 feet; Thence N 89°52'25" E, 254.92 feet; Thence S 00°24'32" W, 21.57 feet; Thence N 89°56'17" E, 123.29 feet to the westerly right of way line of Moreland Road; Thence along said westerly right of way line, S 00°24'32" W, 258.18 feet to the Point of Beginning;

Said parcel contains 1,514,868 square feet, more or less, which is 34.78 acres, more or less, including that land lying between the meander line and the apparent OHWL of Round Lake and the extension of the lot lines to said OHWL.

Subject to all easements, restrictions, reservations or rights of way of record or use, if any;

That I have fully complied with Chapter 703.00 of the Wisconsin Statutes, Chapter AE-7 of the Wisconsin Administration code and the Sawyer County Subdivision Control Ordinance;

That this map is a true representation of FIRST ADDENDUM TO GRAND PINES CONDOMINIUM NORTH and the identification of each unit, the common elements and limited common elements can be determined from the plat; and

That said survey and plat are correct to the best of my knowledge and belief.

Larry T. Nelson PLS - 1276

CERTIFICATE

CLIENT: GRAND PINES CONDOMINIUM NORTH

JOB: H03/051 FILE: T41NR0W/SEC36 PAC: LTNGPS DRAFTED BY: JRN ACAD: MAIN_CAMPUS

401400 40 of 40 SHEET 11 OF 11 40 of 40

HEART OF THE NORTH

SURVEYING OF HAYWARD, INC.

10339 N. DUFFY ROAD PH: 715/634-2442 HAYWARD, WI. 54843 FAX: 715/634-6444 E-MAIL: INFO@HONSURVEYING.COM