

Document No.

**FIRST AMENDMENT TO
DECLARATION OF
CONDOMINIUM FOR
MAN-CAVE STORAGE
CONDOMINIUM**

*(Phase I – Expandable, Multi-Building,
Commercial Project)*

Drafted by:

Shane Anderson

Epiphany Law, LLC

2800 East Enterprise Avenue

Appleton, WI 54913

Return to:

Epiphany Law, LLC

2800 E. Enterprise Ave

Appleton, WI 54913

006-0895-06

Parcel Number

**FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR MAN-CAVE STORAGE
CONDOMINIUM**

THIS FIRST AMENDMENT (this “Amendment”) is executed as of this ____ day of _____, 2020, by the Man-Cave Storage Condominium Association, Inc. (the “Association”), pursuant to consents evidencing an affirmative vote of not less than three-fourths (3/4ths) of all votes entitled to be cast by the Unit Owners, as required by the Declaration.

RECITALS:

A. A Declaration of Condominium for Man-Cave Storage Condominium was recorded with the Winnebago County Register of Deeds as Document No. 1818522. Said declaration is referred to herein as the “Declaration.” Man-Cave Storage Condominium is referred to herein as the “Condominium.”

B. The Units Owners recognize that the Declaration as contemplated by the Declarant is not suitable to the needs of the Unit Owners. They desire to amend the Declaration such that each Unit Owner has more individual freedom and responsibility with respect to their Unit.

C. Section 21 of the Declaration provides that the Declaration may, generally and as applicable to the amendments made herein, be amended upon the affirmative vote of no less than three-fourths (3/4ths)

of all votes entitled to be cast by the Unit Owners, provided that the affirmative vote must be approved by the mortgagee with respect to those Unit Owners.

D. The required written consents and approvals for this Amendment have been received, as evidenced herein.

NOW, THEREFORE, the Association and the Unit Owners do hereby declare as follows:

1. **Authorized and Restricted Uses of Property.** Section 9(a) is hereby deleted and the following is inserted:

“Each of the Units shall be occupied and used only for personal workshop use, storage purposes, and/or trade or non-retail business purposes only, and for no other purposes all such uses being subject to Section 9(k) of the Declaration. No retail business or use of residence-like activity shall be carried out anywhere within the condominium, except as otherwise provided herein.”

To the extent that any provision in this Amendment conflicts with the Declaration, this Amendment shall control.

[Signature page to follow]

*[Signature page to First Amendment to Declaration of Condominium for Man-Cave Storage
Condominium]*

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

CONSENT OF UNIT OWNER

The undersigned, being the Owner of Units 1-6 and 37-48 does hereby consent to all of the terms and conditions of the foregoing Amendment.

Dated this ____ day of _____, 2020.

UNIT OWNER: JJJ2, LLC

By: _____

Name: _____

Title: Authorized Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2020, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

CONSENT OF MORTGAGEE

The undersigned, being the holder of the mortgage recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin, on _____, 2020, as Document No. _____, does hereby consent to all of the terms and conditions of the foregoing Amendment.

Dated this ____ day of _____, 2020.

MORTGAGEE:
AMERICAN NATIONAL BANK

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2020, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

EXHIBIT A
LEGAL DESCRIPTION

Lot One (1), Certified Survey Map No. 7052, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on January 26, 2016, in Volume 1 of Page 7052, as Document 1705862 said Survey Map being all of Lot Two (2) Certified Survey Map No. 5026, and being part of the West 1/2 of the Northwest 1/4 of Section 36, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.