

**FIRST AMENDMENT  
TO DECLARATION OF CONDOMINIUM  
FOR BARRACUDA CONDOMINIUM**

Return to:  
Nathan J. Wautier  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2018  
Madison, WI 53701-2018

See Exhibit A  
Parcel Numbers

**FIRST AMENDMENT  
TO DECLARATION OF CONDOMINIUM  
FOR BARRACUDA CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BARRACUDA CONDOMINIUM (this "Amendment") is executed as of this \_\_\_ day of \_\_\_\_\_, 2020 by Henry Hamilton Partners, LLC, a Wisconsin limited liability company (the "Declarant").

**RECITALS :**

- A. The Declarant executed a Declaration of Condominium for Barracuda Condominium, dated December 26, 2018 and recorded with the Dane County Register of Deeds as Document No. 5462400 (the "Declaration"). The Barracuda Condominium is referred to herein as the "Condominium."
- B. The Declarant recorded Barracuda Condominium Plat, dated December 28, 2018 and recorded with the Dane County Register of Deeds as Document No. 5462401 (the "Condominium Plat").
- C. The Declarant desires to revise the Declaration in accordance with this Amendment

NOW, THEREFORE, the Declarant does hereby declare as follows:

1. Pets. Section 7.11 of the Declaration is hereby deleted in its entirety and replaced with the following:

"7.11 Animals. Animals are permitted in accordance with the current applicable Rules and Regulations."

2. First Addendum to Barracuda Condominium Plat. Contemporaneously herewith, the Declarant is recording the First Addendum to Barracuda Condominium Plat (the "First Addendum") to reflect revisions to the layout of the Condominium. Such revisions include the following:

- i) The dimensions and locations of Units 100, 104, and 105 and Storage Units 1-8.
- ii) The dimensions and locations of the Common Elements and Limited Common Elements, including, but not limited to, the parking areas.

A true and complete copy of the First Addendum is attached hereto as Exhibit B. From and after the date of recording of this Amendment, all references to the "Condominium Plat" in the Declaration shall include the First Addendum.

3. Capitalized Terms. Capitalized terms not defined in this Amendment shall have the meaning ascribed to such terms in the Declaration

4. Other Terms and Conditions. Except as modified hereby, all remaining terms and conditions of the Declaration shall remain in full force and effect.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be signed as of the first date written above.

DECLARANT:

HENRY HAMILTON PARTNERS, LLC

By: \_\_\_\_\_  
Christopher J. Gosch, Managing Member

STATE OF WISCONSIN    )  
  ) ss.  
COUNTY OF DANE        )

Personally came before me on this \_\_\_ day of \_\_\_\_\_, 2020, Christopher J. Gosch, Managing Member of Henry Hamilton Partners, LLC, a Wisconsin limited liability company, who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin

My Commission: \_\_\_\_\_

This document drafted by:

Nathan J. Wautier  
Reinhart Boerner Van Deuren s.c.  
P.O. Box 2018  
Madison, Wisconsin 53701-2018  
(608) 229-2200

## **EXHIBIT A**

### Parcel Identification Numbers

Parcel Number	Address / Unit
070923120037	211 S Henry Street
070923179092	Unit 100
070923179109	Unit 104
070923179117	Unit 105
070923179125	Unit 201
070923179133	Unit 202
070923179141	Unit 203
070923179159	Unit 204
070923179167	Unit 301
070923179175	Unit 302
070923179183	Unit 303
070923179191	Unit 304
070923179208	Unit 401
070923179216	Unit 402
070923179224	Unit 403
070923179232	Unit 404

070923179240	Unit 501
070923179258	Unit 502
070923179266	Unit 503
070923179274	Unit 601
070923179282	Unit 602
070923179290	Unit 603
070923179018	Unit S1
070923179026	Unit S2
070923179034	Unit S3
070923179042	Unit S4
070923179050	Unit S5
070923179068	Unit S6
070923179076	Unit S7
070923179084	Unit S8

**Exhibit B**

First Addendum to Barracuda Condominium Plat

*[see attached]*



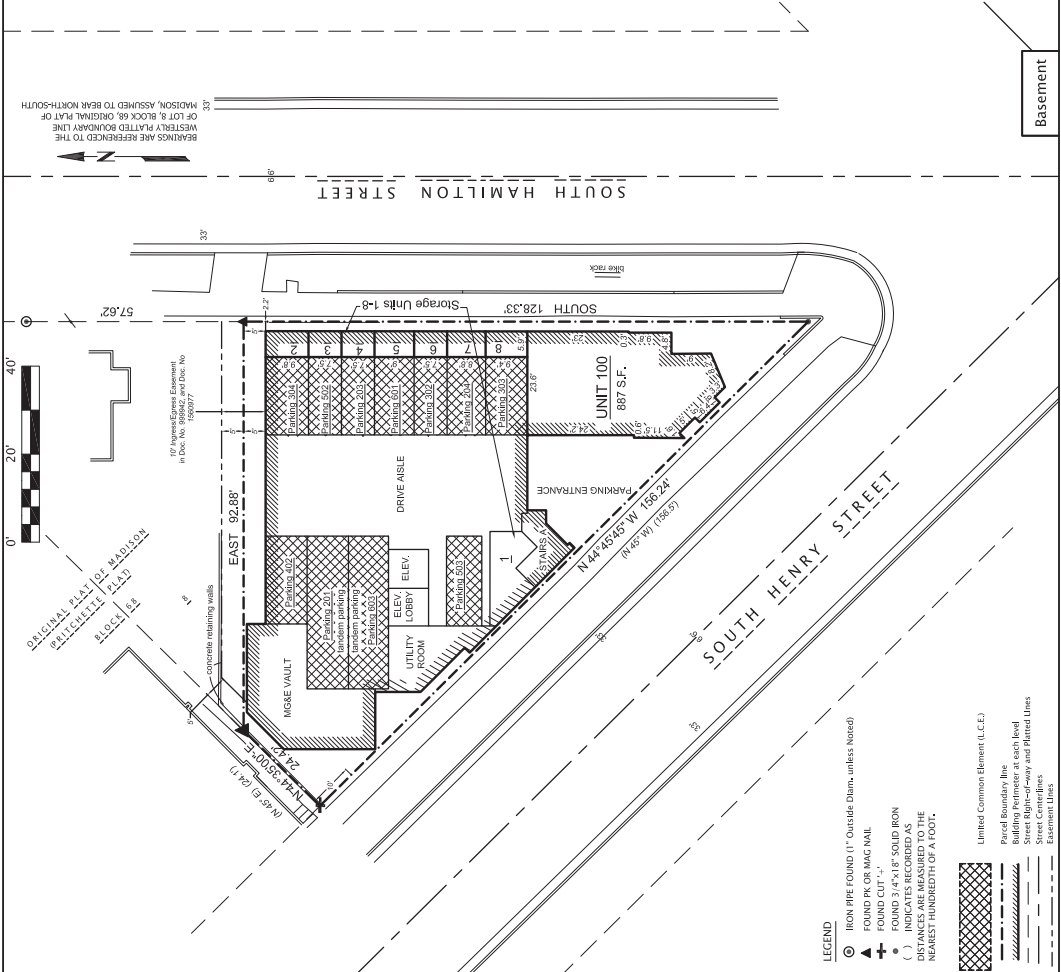
# FIRST ADDENDUM TO BARRACUDA CONDOMINIUM PLAT

Located In:  
A part of Lot Eight (8), Block Sixty-eight (68), Original Plat of Madison, in the SE 1/4 of the NE 1/4 of Government Lot 1, of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin

Limited Common Element Table	
Mailboxes	Each mailbox is an L.C.E. of that Unit
Parking 201	L.C.E. of Unit 201
Parking 203	L.C.E. of Unit 203
Parking 204	L.C.E. of Unit 204
Parking 302	L.C.E. of Unit 302
Parking 304	L.C.E. of Unit 304
Parking 402	L.C.E. of Unit 402
Parking 502	L.C.E. of Unit 502
Parking 601	L.C.E. of Unit 601
Parking 603	L.C.E. of Unit 603

- Notes:
- All areas not designated as Units or Limited Common Elements are Common Elements.
  - Refer to the Declaration of Condominium for Barracuda Condominium for further definition of Units, Limited Common Elements and Common Elements.
  - The approximate square footage of each Unit is depicted on each of the map and are further defined in the Declaration of Condominium for Barracuda Condominium and First Amendment to Declaration of Condominium for Barracuda Condominium.
  - This Addendum shall replace and/or modify the entire basement level of Barracuda Condominium Plat.

Storage Unit Areas Table	
Storage Unit 1	137 S.F.
Storage Unit 2	48 S.F.
Storage Unit 3	39 S.F.
Storage Unit 4	37 S.F.
Storage Unit 5	43 S.F.
Storage Unit 6	47 S.F.
Storage Unit 7	47 S.F.
Storage Unit 8	33 S.F.



Basement



# FIRST ADDENDUM TO BARRACUDA CONDOMINIUM PLAT

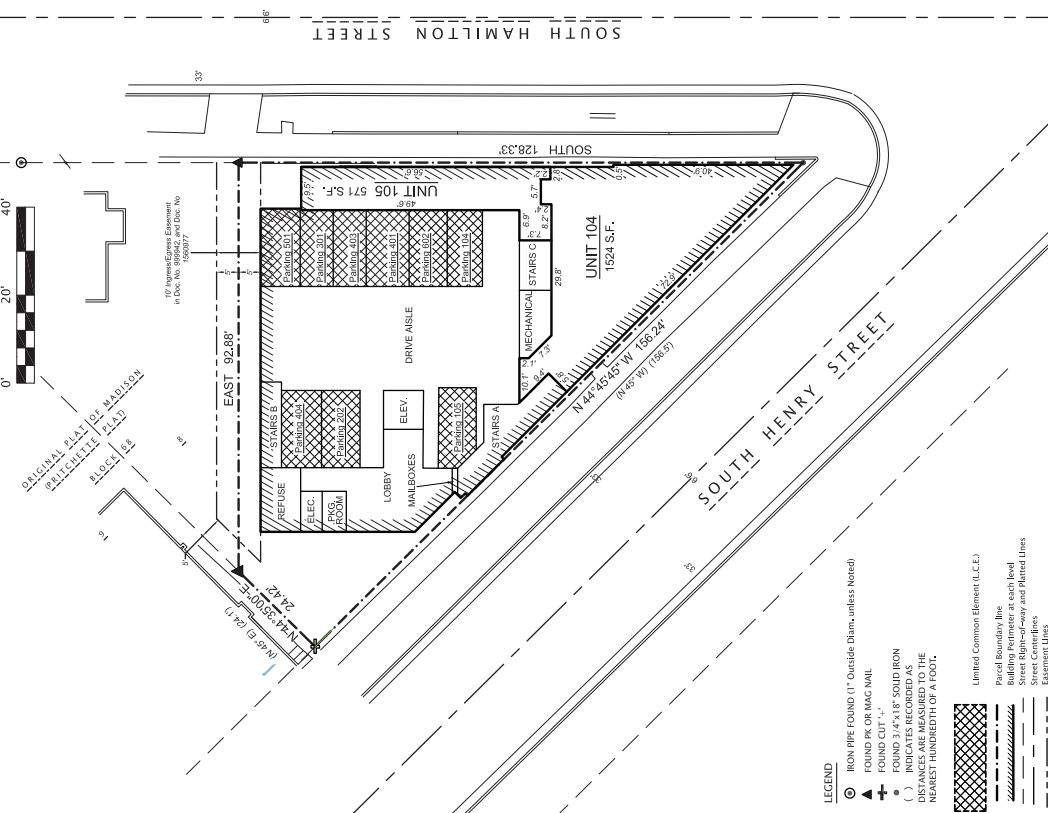
Located In:  
A part of Lot Eight (8), Block Sixty-eight (68), Original Plat of Madison, in the SE 1/4 of the NE 1/4 of Government Lot 1, of Section 23, T7N, R9E, City of Madison, Dane County, Wisconsin

United Common Element Table	
Mailboxes	Each mailbox is an L.C.E. of that Unit
Parking 104	L.C.E. of Unit 104
Parking 202	L.C.E. of Unit 202
Parking 301	L.C.E. of Unit 301
Parking 401	L.C.E. of Unit 401
Parking 403	L.C.E. of Unit 403
Parking 404	L.C.E. of Unit 404
Parking 501	L.C.E. of Unit 501
Parking 602	L.C.E. of Unit 602
Parking 105	L.C.E. of Unit 105

**Notes:**

- All areas not designated as units or United Common Elements are Common Elements.
- Refer to the Declaration of Condominium for Barracuda Condominium and the Declaration of Condominium for Barracuda Condominium for further definition of Units, United Common Elements and Common Elements.
- The approximate square footage of each unit is depicted on each parcel boundary line. The square footages shown on this map are further defined in the Declaration of Condominium for Barracuda Condominium and First Amendment to Declaration of Condominium for Barracuda Condominium.
- This Addendum shall reflect and/or modify the entire First Floor (level 1) of Barracuda Condominium Plat.

BEARINGS ARE REFERENCED TO THE  
MADISON, ASSUMED TO BEAR NORTH-SOUTH  
OF LOT 8, BLOCK 68, ORIGINAL PLAT OF  
MADISON, AND TO THE BOUNDARY LINE  
OF LOT 8, BLOCK 68, ORIGINAL PLAT OF  
MADISON, ASSUMED TO BEAR NORTH-SOUTH



First Floor