

ARTICLE XVIII

NOTICES

000442

18.1 Notice to Association. The person to receive service of process for the Condominium Association shall be Frederick O. Miller, 2318 Vondron Road, Madison, Wisconsin 53718, or such other person as may be designated from time to time by the Association, which designation shall be filed with the Wisconsin Secretary of State's office.

18.2 Notice to Mortgagees. Any first mortgagee of a Unit, upon written request to the secretary of the Association, shall be entitled to notice of any default which is not cured within sixty (60) days in the performance by an individual Unit Owner of any obligation under the condominium declaration, by-laws, rules and regulations, and related documents.

ARTICLE XIX

REMEDIES

If any Unit Owner fails to comply with all provisions of the Act, this Declaration, Association By-Laws, and Articles of Incorporation, or any rules and regulations promulgated by the Association, the Unit Owner may be sued for damages caused by the failure or for injunctive relief, or both, by the Association or by any other Unit Owner. In the event no damages are capable of being accurately determined, liquidated damages of One Hundred Dollars (\$100.00) may be assessed for each violation. Each day of violation shall constitute a separate violation for purposes of this Article. Any and all attorney fees and other expenses incurred by the Association in enforcing this provision shall be reimbursed by the Unit Owner in violation and may be assessed against such Owner's Unit. Individual Unit Owners shall have similar rights of action, but not reimbursement, against the Association.

ARTICLE XX

EASEMENTS

Easements are reserved over, through and underneath the Common Elements for ingress and egress and for present and future utility services, including but not limited to, easements for water pipes sanitary sewer pipes, emergency sewer lines, storm drainage pipes, sprinkler pipes, electrical wires, TV wires, security wires, and street lights, whether or not shown on the exhibits attached hereto. Easements for such utility services are reserved to the Declarant and Unit Owners. Easements for ingress and egress are reserved to the Association in , over, and under the Units and Limited Common Elements, their ceilings, floors, and walls for the purpose of making any repairs which are the obligation of the Association. The Association shall be responsible for any damage resulting from such easements.

ARTICLE XXI

GENERAL

21.01 Utilities. Each Unit Owner shall pay for his/her telephone, electrical, and other utility services which are separately metered or billed to each user by the respective utility company. Utilities which are not separately metered or billed shall be treated as part of the Common Expenses.

21.02 Encroachments. If any portion of a Unit, Limited Common Elements, or Common Elements encroaches upon another, an easement for the encroachment and its maintenance shall exist. In the event all or a portion of the Condominium is damaged and subsequently reconstructed, the Unit Owners shall allow encroachments on the Units, Limited Common Elements, or on the Common Elements during construction, and easements for such encroachments and their maintenance shall exist.

21.03 Invalidity of a Provision. If any of the provisions of this Declaration, of the Association's Articles of Incorporation, if any, of the Association's By-Laws, or of any rules and regulations adopted by the Association, or any portion thereof, shall be determined to be invalid by a court of competent jurisdiction, the remaining provisions and portions thereof shall not be affected thereby.

21.04 Conflict in Condominium Documents. In the event a conflict exists among any provision of this Declaration, the Articles of Incorporation, if any, the By-Laws, or any administrative rules and regulations, or between any of them, this Declaration shall be considered the controlling document.

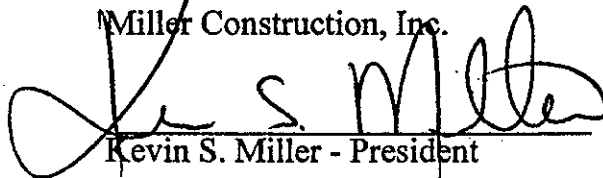
21.05 Warranties. The Declarant has made no warranty or representation in connection with the Condominium, except as specifically set forth in this Declaration. No person shall rely upon any warranty or representation unless contained in this Declaration. Any estimates of Common Expenses, taxes, or other charges shall be considered estimates only, and no warranty or guarantee of such amounts shall be made or relied upon.

21.06 No Right of First Refusal. The right of a Unit Owner to sell, transfer, or otherwise convey his/her Unit shall not be subject to any right of first refusal or similar restriction for the benefit of Declarant or the Association.

21.07 Homestead. The Condominium or any portion thereof shall not be deemed to be homestead property of the Declarant.

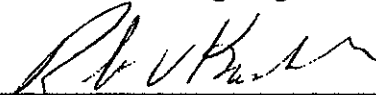
IN WITNESS WHEREOF, this Declaration has been executed this 25th day of October, 2000.

Miller Construction, Inc.


Kevin S. Miller - President

STATE OF WISCONSIN)
)ss
COUNTY OF DANE

Personally came before me this 25th day of October, 2000, Kevin S. Miller, President of Miller Construction, Inc., to me known to be the person who executed the foregoing Declaration, and acknowledged that he executed the foregoing instrument.


Notary Public, Dane County, WI
My commission is permanent

CONSENT

000444

AnchorBank SSB, mortgagee, hereby consents to this Declaration of Condominium for Covered Bridge Condominium on this 25th day of October, 2000.

AnchorBank SSB

BY: William Gansbert

STATE OF WISCONSIN)
COUNTY OF DANE)ss

Personally came before me this 25th day of October, 2000, WILLIAM GANSBERT on behalf of AnchorBank SSB, to me known to be the person who executed the foregoing Consent and acknowledge the same.

J M De
Notary Public, Dane County, WI
My commission 9-23-01

This instrument drafted by:

Atty. Robert W. Kuehling
Kuehling & Kuehling
131 W. Wilson Street, Suite 501
Madison, WI 53703

EXHIBIT I

LEGAL DESCRIPTION

000445

Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), One Hundred Four (104), One Hundred Five (105), One Hundred Six (106), One Hundred Seven (107) and One Hundred Eight (108), Covered Bridge Subdivision, in the City of Madison, Dane County, Wisconsin.

RE: COPY OF PLAT

000446

The attached reduced size copy, consisting of the following 3 pages, is solely for reference to the original condominium plat or addendum thereto, duly placed in the public record as a separate document, pursuant to the requirements of Chapter 703, Wisconsin Statutes.

When viewing the spatial relationships illustrated by said copy, it is acceptable to disregard any printed text.

The undersigned agent for the declarant hereby attests to the accuracy of the above statement.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____



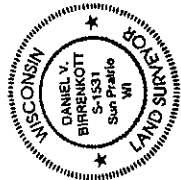
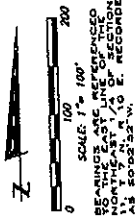
Authorized Signatory

COVERED BRIDGE CONDOMINIUM

A CONDOMINIUM PLAT, DANE COUNTY, WISCONSIN

RECEIVED FOR RECORDING THIS
DAY OF _____ O'CLOCK _____ M.
2000 AT _____ AND RECORDED IN VOLUME _____
OF CONDOMINIUM PLATS ON PAGE _____
AS DOCUMENT NUMBER _____

JANE C. LIGHT, REGISTER OF DEEDS,
DANE COUNTY, WISCONSIN



CONDOMINIUM PLAT DESCRIPTION:
LOTS 1, 2 THROUGH 104 OF THE PLAT OF COVERED BRIDGE SUBDIVISION, CITY OF MADISON, DANE COUNTY, WISCONSIN.

DESCRIPTION OF FUTURE EXPANSION:
LOT 14, LOTS 23 THROUGH 29, LOTS 32 THROUGH 39 AND 91, 92, TRAIL UNIT 02 AND 103 OF THE PLAT OF COVERED BRIDGE SUBDIVISION, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Surveyor's Certificate:
I, Daniel V. Birrekott, Wisconsin Registered Land Surveyor No. 1531, do hereby certify that I have surveyed and mapped the property described and further certify that this map was prepared in accordance with Wisconsin Statutes Sections 193.01 through 193.08 and is a correct representation of the condominium described and the identification and location of each unit and the common elements as determined from this plat.
Daniel V. Birrekott 10-28-2000
Daniel V. Birrekott, R.L.S. No. 1531

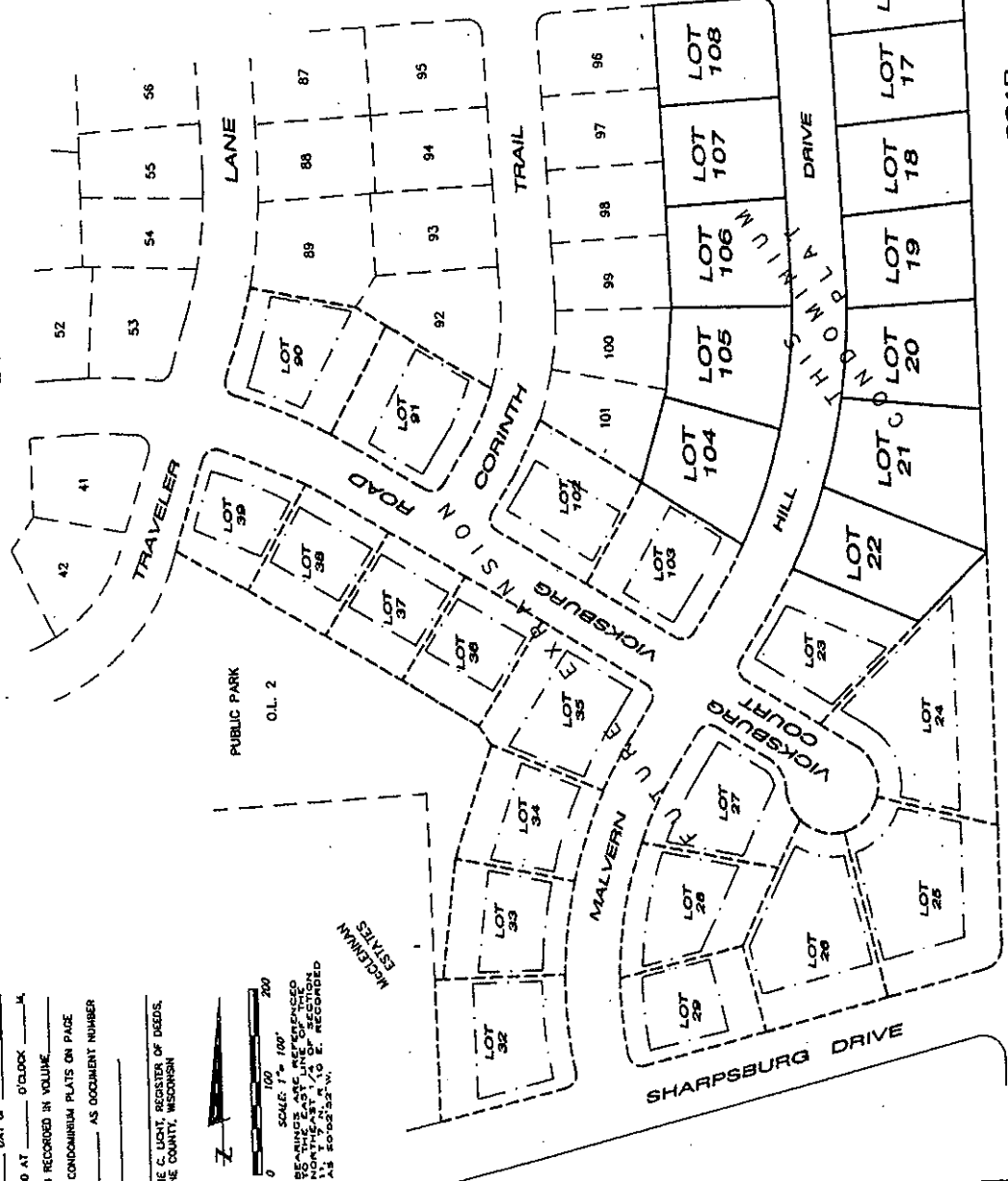
LEGEND:
--- COVERED BRIDGE CONDOMINIUMS
--- FUTURE EXPANSION
--- BOUNDARY AROUND ADJACENT DOMINION

PREPARED BY:
DANIEL V. BIRREKOTT, SURVEYOR, INC.
P.O. BOX 237 W. 05300
WISCONSIN 53190
(608) 837-7423 office
(608) 837-1044 cell

000447



SHEET 1 OF 1
OFFICE MAP NO. 000983

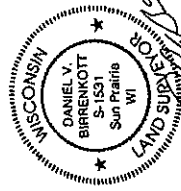


PREPARED FOR SUBMISSION TO
DANE COUNTY RECORDS
1000 EAST MAIN STREET
MADISON, WI 53703
(608) 261-2311

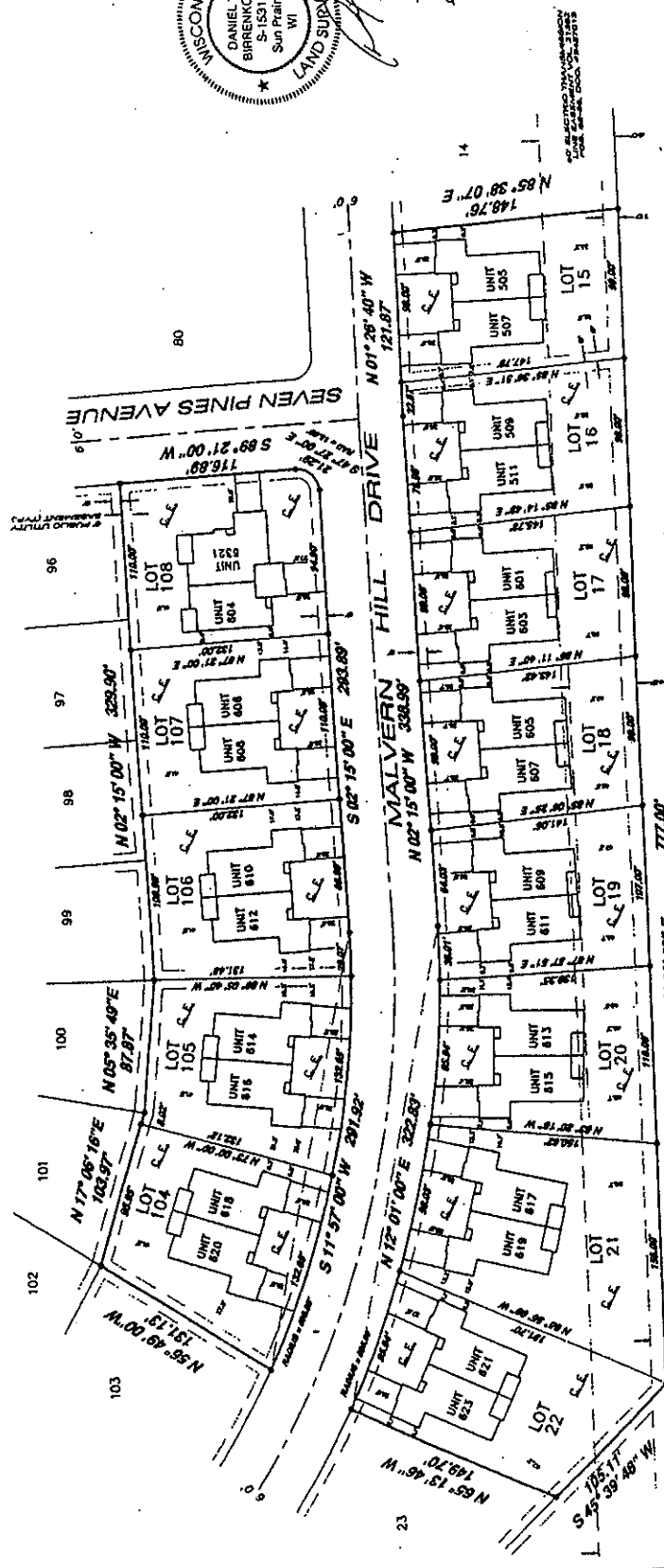
COVERED BRIDGE CONDOMINIUM

A CONDOMINIUM PLAT, DANE COUNTY, WISCONSIN

000448



LEGEND
 * FOUND FROM SOME
 F.L.E. COMMON ELEMENT



RECORDED IN VOLUME _____ OF CONDOMINIUM
 PLATS ON PAGE _____ AS DOCUMENT NUMBER _____

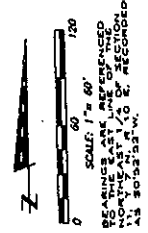
PREPARED FOR: CONSTRUCTION
 1000 W. MONROE ST. #200
 MADISON, WI 53703
 (608) 251-1511

PREPARED BY:
 DANIEL V. BIRRENKOTT, L.S.
 1531 SUN PRAIRIE
 SUN PRAIRIE, WI 53187
 (608) 537-1041



NOTICE: THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE PLAT OR THE INFORMATION CONTAINED THEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER MATTERS AFFECTING THE SURVEY.

- NOTES:
- 1) BUILDING DIMENSIONS SHOWN ON UNIT FLOOR PLANS ARE PER PLANS PROVIDED.
 - 2) THIS SURVEY IS SUBJECT TO ANY AND ALL ENCUMBRANCES AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - 3) THE COMMON ELEMENTS ARE SHOWN AS COMMON ELEMENTS UNLESS OTHERWISE NOTED.
 - 4) THE MAP OR PLAT OF THE CONDOMINIUM IS LIMITED TO COMMON ELEMENTS, COMMON AREAS AND COMMON WALKS.
 - 5) DIMENSIONS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT DIMENSIONS AS SET FORTH IN THE CONDOMINIUM DECLARATION.



COVERED BRIDGE CONDOMINIUM

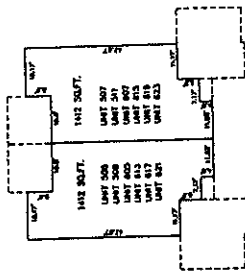
A CONDOMINIUM PLAT, DANE COUNTY, WISCONSIN



000449

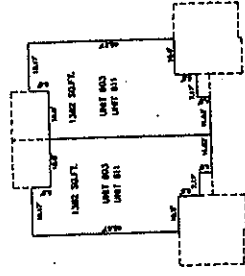
SHEET 3 OF 3
OFFICE MAP NO. 000893

BASEMENT PLAN
(PER BUILDING PLAN) SCALE 1"=30'



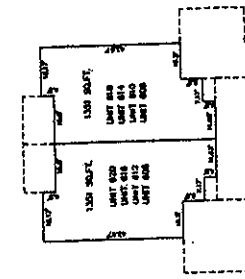
LOT 108

BASEMENT PLAN
(PER BUILDING PLAN) SCALE 1"=30'



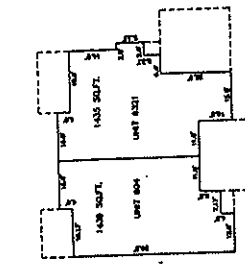
LOTS 17,19

BASEMENT PLAN
(PER BUILDING PLAN) SCALE 1"=30'



LOTS 104,105,106,107

BASEMENT PLAN
(PER BUILDING PLAN) SCALE 1"=30'



LOT 109

LOT NUMBER	UNIT NUMBERS
10	208
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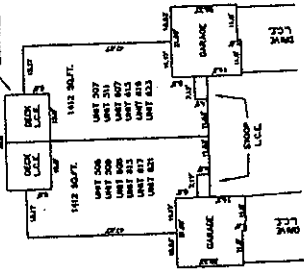
RECORDED IN VOLUME _____ OF CONDOMINIUM
PLATS ON PAGE _____ AS DOCUMENT NUMBER _____

PREPARED FOR CONSTRUCTION
2315 WASHINGTON ROAD
WISCONSIN
COUNTY 231-3111

PREPARED BY PLAN-TECH, INC.
1577 N. WISCONSIN STREET
SUN PRIMA, WI 53090
(262) 837-1087 FAX

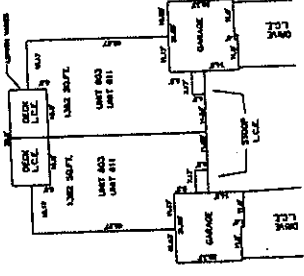


FIRST FLOOR PLAN
(PER BUILDING PLAN) SCALE 1"=30'



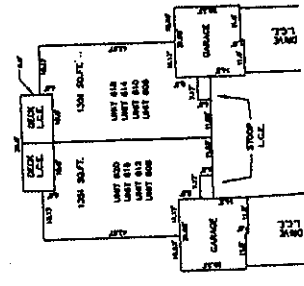
LOTS 15,16,18,20,21,22

FIRST FLOOR PLAN
(PER BUILDING PLAN) SCALE 1"=30'



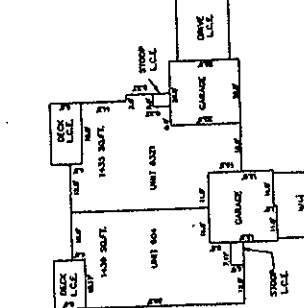
LOTS 17,19

FIRST FLOOR PLAN
(PER BUILDING PLAN) SCALE 1"=30'



LOTS 104,105,106,107

FIRST FLOOR PLAN
(PER BUILDING PLAN) SCALE 1"=30'



LOT 108

- NOTES:**
- 1) BUILDING DIMENSIONS SHOWN IN UNIT FLOOR PLANS ARE PER PLANS PROVIDED.
 - 2) DIMENSIONS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - 3) ALL AREAS OUTSIDE OF BUILDINGS ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED DIRECTLY CONNECTED TO BUILDINGS ARE LIMITED COMMON ELEMENTS.
 - 4) UNIT AREAS ARE APPROXIMATE AND MAY NOT REPRESENT UNIT DIMENSIONS AS SET FORTH IN THE CONDOMINIUM DECLARATION.

LEGEND

C.E. COMMON ELEMENT
L.C.E. LIMITED COMMON ELEMENT

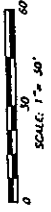


EXHIBIT III
EXPANSION AREA

000450

Lots Fourteen (14), Twenty-three (23) through Twenty-nine (29), Thirty-two (32) through Thirty-nine (39), Ninety (90), Ninety-one (91), One Hundred Two (102) and One Hundred Three (103), Covered Bridge Subdivision, in the City of Madison, Dane County, Wisconsin.

EXHIBIT IV

Appurtenant Common Element Ownership

000451

<u>Unit Number</u>	<u>Common Element Ownership</u>	<u>Share of Common Expenses</u>
505	3 11/13%	3 11/13%
507	3 11/13%	3 11/13%
509	3 11/13%	3 11/13%
511	3 11/13%	3 11/13%
601	3 11/13%	3 11/13%
603	3 11/13%	3 11/13%
6321	3 11/13%	3 11/13%
604	3 11/13%	3 11/13%
605	3 11/13%	3 11/13%
606	3 11/13%	3 11/13%
607	3 11/13%	3 11/13%
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617	3 11/13%	3 11/13%
618	3 11/13%	3 11/13%
619	3 11/13%	3 11/13%
620	3 11/13%	3 11/13%
621	3 11/13%	3 11/13%
623	<u>3 11/13%</u>	<u>3 11/13%</u>
	100%	100%