

Resolution of the Board of Directors of
Winbrook Townhouse Condominium
Association, Inc.
Document Title

Document Number



8 5 4 9 9 6 3
Tx:4466312

Bylaw Amendment

See attached

1073883

BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

RECEIVED FOR RECORD

11/05/2018 03:00 PM

EXEMPT #:

REC FEE 30.00

PAGES: 8

Recording Area

Name and Return Address

Joel D. Schlitz
Mudge, Porter, Lundeen & Seguin, S.C.
110 Second Street
Hudson, WI 54016

See attached

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

Legal Descriptions

Unit A, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-30-000)

Unit B, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-40-000)

Unit C, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-50-000)

Unit D, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-60-000)

Unit E, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-70-000)

Unit F, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-80-000)

Unit G, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium

Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-90-000)

Unit H, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2007-95-000)

Unit I, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-10-000)

Unit J, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-20-000)

Unit K, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-30-000)

Unit L, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-40-000)

Unit M, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-50-000)

Unit N, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-60-000)

Unit O, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-70-000)

Unit P, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-80-000)

Unit Q, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-90-000)

Unit R, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2008-95-000)

Unit S, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-10-000)

Unit T, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in

the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-20-000)

Unit U, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-30-000)

Unit V, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-40-000)

Unit W, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-50-000)

Unit X, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-60-000)

Unit Y, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-70-000)

Unit Z, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-80-000)

Unit AA, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and

recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-90-000)

Unit BB, Winbrook Townhouse Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a Declaration of Condominium dated May 12, 1981 and recorded May 13, 1981 in Volume 629 on page 186 as Document No. 370831, and by a Condominium Plat thereof, together with said units undivided appurtenant interest in the common elements located in the Village of North Hudson, on the real estate described in said Declaration and incorporated herein by this reference thereto. (PIN: 161-2009-95-000)

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WINBROOK TOWNHOUSE CONDOMINIUM ASSOCIATION, INC.**

THE UNDERSIGNED, constituting all members of the Board of Directors of WINBROOK TOWNHOUSE CONDOMINIUM, INC., hereinafter referred to as the ("Corporation"), do this 8th day of October, 2018, formally acknowledge the Amendment to the Corporation's Bylaws, and do this day waive a physical meeting in accordance with Wisconsin Statutes and the Bylaws of the Corporation and consent to the adoption of the following Resolution with the same force and effect as if such Resolution was adopted at a special meeting of the Board of Directors.

WHEREAS, this meeting has been called for the purpose of acknowledging:

- That a vote of the members of the Corporation took place at the annual meeting duly noticed and called, in part, for the purpose of amending the Corporation's Bylaws on December 3, 2014;
- That a quorum was present at the meeting in person or by proxy;
- That the language of Section 24 of the Bylaws formerly read as follows:
 - o These by-laws may be amended at any time, by a vote of 25 of the units owners, but no amendment shall be inconsistent with the provisions of Chapter 703 of the Wisconsin Statutes.
- That the language Section 24 of the Bylaws was amended to read as follows:
 - o These by-laws may be amended at any time, by having two thirds of the total votes in writing of the units owners, but no amendments shall be inconsistent with the provisions of Chapter 703 of the Wisconsin Statutes.
- It passed by a written vote of 25 of 28 members.

RESOLVED, We hereby acknowledge that the Corporation's Bylaws were effectively amended accordingly on December 3, 2014.

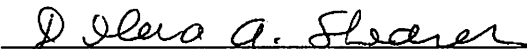
The undersigned certify that they constitute all of the Board of Directors, and that the above-Resolution was passed by unanimous affirmative vote.



Mary Cardarelli

STATE OF WISCONSIN)
) SS
COUNTY OF ST. CROIX)

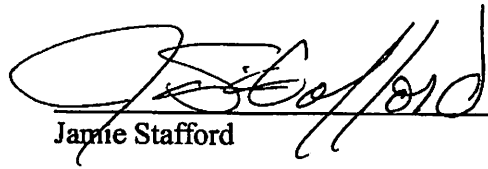
Personally came before me this 26th day of October, 2018, the above named Mary Cardarelli, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public, State of Wisconsin.
My Commission (expires): 3/1/2019

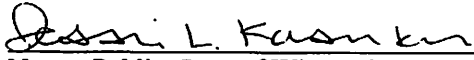
Debra A. Shearer
Notary Public
State of Wisconsin

THIS INSTRUMENT DRAFTED BY:
Joel D. Schlitz, MUDGE, PORTER, LUNDEEN & SEGUIN, S.C.
110 Second Street, Post Office Box 469
Hudson, Wisconsin 54016

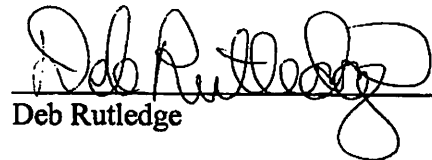

Jamie Stafford

STATE OF WISCONSIN)
) SS
COUNTY OF ST. CROIX)

Personally came before me this 8th day of October, 2018, the above named Jamie Stafford, to me known to be the person who executed the foregoing instrument and acknowledged the same.

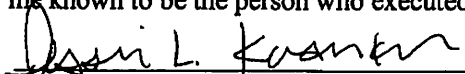

Notary Public, State of Wisconsin.
My Commission (expires): 6/4/21

Jessica L. Kasinskas
Notary Public
State of Wisconsin

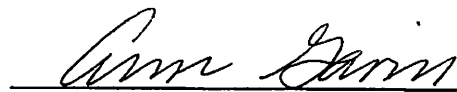

Deb Rutledge

STATE OF WISCONSIN)
) SS
COUNTY OF ST. CROIX)

Personally came before me this 10th day of October, 2018, the above named Deb Rutledge, to me known to be the person who executed the foregoing instrument and acknowledged the same.

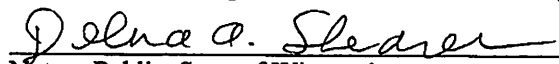

Notary Public, State of Wisconsin.
My Commission (expires): 6/4/21

Jessica L. Kasinskas
Notary Public
State of Wisconsin


Ann Gavin

STATE OF WISCONSIN)
) SS
COUNTY OF ST. CROIX)

Personally came before me this 25th day of October, 2018, the above named Ann Gavin, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin.
My Commission (expires): 3/1/2019

Debra A. Shearer
Notary Public
State of Wisconsin