

# BY-LAWS OF SUNSET TERRACE HOMEOWNER'S ASSOCIATION, INC.

## ARTICLE I

The name of the corporation is Sunset Terrace Homeowner's Association, Inc., hereinafter referred to as the "Association". The principal office shall be located at W7227 Manitowoc Road, Menasha, WI 54952, but meetings of Members and Directors may be held at such places within the State of Wisconsin as may be designated from time to time by the Board of Directors.

## ARTICLE II

### DEFINITION

Section 1: "Association" shall mean and refer to Sunset Terrace Homeowner's Association, Inc., its successors and assigns.

Section 2: "Common Areas" shall mean and refer to: (a) any parcel of real estate that is transferred to the Association or (b) any other parcel of real estate or improvement thereto that comes under the control of the Association.

Section 3: "Members" shall mean and refer to every person or entity who is the owner of a lot in Sunset Terrace.

Section 4: These By-Laws pertain to any parcel of real estate designated as Outlot 1 upon the recorded subdivision map of Sunset Terrace.

Section 5: "Owner" shall mean and refer to every person or entity who is the owner of any lot in Sunset Terrace including land contract buyers, but excluding those having an interest merely as security for the performance of an obligation.

Section 6: "Sunset Terrace" shall mean and refer to the residential development known as Sunset Terrace or any subsequent phase of Sunset Terrace which is a subdivision located in part of the Southeast ¼ of Section 30, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

## ARTICLE III

### MEMBERS

Section 1: Annual Meetings. The first annual meeting of the Members shall be held sometime in August 2006 and subsequent annual meetings shall be held in August of each year

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thereafter. The board of Directors shall give written notice to the Members, in advance, of the place and time for such meetings.

Section 2: Special Meetings. Special Meetings of the Members may be called at any time by the President or by the Board, or by Members having one-quarter of the voting rights in the Association.

Section 3: Notice of Meetings. Written notice stating place, day and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is being called, shall be delivered not less than ten (10) nor more than fifty (50) days before the date of the meeting, either personally or by mail, by or at the direction of the President, the Secretary, or the officer or person calling the meeting, to each Member entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the Member at his/her address as it appears on the records of the Association, with postage thereon prepaid.

Section 4: Voting Rights. Each owner of a lot in Sunset Terrace shall be entitled to one (1) vote on any action to be taken by the Members, except that the developer, Thompson & Associates Land Development, LLC, (hereafter the "Developer"), shall be entitled to two (2) votes for every lot they own in Sunset Terrace. In the event of multiple owners of a lot, the vote (s) allocated to such a lot may be cast proportionately among the owners of the lot.

Section 5: Quorum. Members holding a majority of the votes entitled to be cast, whether present in person or represented by proxy, shall constitute a quorum at a meeting of Members. A majority of the votes entitled to be cast by the Members present in person or represented by proxy at a meeting at which a quorum is present, shall be necessary for the adoption of any matter voted upon by the Members.

Section 6: Proxies. At all meeting of Members, each Member may vote in person or by proxy executed in writing by the Member. No proxy shall be valid after three (3) months from the date of its execution, unless otherwise provided in the proxy. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his/her Lot.

#### ARTICLE IV

##### BOARD OF DIRECTORS

Section 1: General Powers and Number. The affairs of the Association shall be managed by the Board of Directors. The number of Directors of the Association shall initially be three (3). At the first annual meeting of the Members occurring after one hundred twelve (112) lots have been sold by the Developer, the number of directors shall be increased to four (4).

Section 2: Term of Office. The initial Directors named in the Articles of Incorporation shall hold office until the first annual meeting of the Members. At such first annual meeting of the Members and every annual meeting thereafter where the number of Directors shall

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remain at three (3), the three (3) Directors shall each be elected for a term of one (1) year. At the first annual meeting where the number of Directors to be elected is increased to four (4) as provided in Article IV Section 1 above, two (2) Directors shall be elected for a term of one (1) year each and two (2) Directors shall be elected for a term of two (2) years. Thereafter, Directors shall be elected at the annual meeting for a term of two (2) years each.

Section 3: Vacancy. In the event of the death, resignation or removal of a Director, or in the event a Director ceases to be a Member of the Association, his or her successor shall be selected by the remaining Members of the Board to serve for the unexpired term of his or her predecessor.

Section 4: Compensation. No Director shall receive compensation for any service he or she may render to the Association. However, the board may agree to reimburse any Director for actual expenses incurred by the Director in the performance of his or her duties.

Section 5: Meeting of Directors.

A. Regular Meetings. Regular meetings of the Board of Directors shall be held annually without notice, immediately following the annual meeting of the Members.

B. Special Meetings. Special Meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) directors, after not less than three (3) days notice to each Director.

C. Quorum. A Majority of the number of Directors shall constitute a quorum for the transaction of business. Every action taken or decision made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

D. Action Take Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting, which they could take at a meeting by obtaining the written approval of all the Directors. Any such action or approval shall have the same effect as though at a meeting of the Directors.

ARTICLE V

OFFICERS

Section 1: Number and Election: The officers of the Association shall consist of a President, a Vice-President, a Secretary, and Treasurer. Each officer shall be a member of the Board of Directors and shall be elected by the Members for two (2) year terms. The election of officers shall take place at the annual meeting of the Members and each officer may service one or more terms as an officer.

Section 2: Vacancy. In the event of the death, resignation, or removal of an officer, or

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in the event an officer ceases to be a Member of the Association, his or her successor shall be selected by the Board of Directors to serve for the unexpired term of his or her predecessor.

Section 3: Duties: The duties of the officers are as follows:

(a) President. The President shall preside at all meetings of the Board of Directors and Members, shall see that orders and resolutions of the Board are carried out, shall sign all leases, mortgages, deeds and other written instruments.

(b) Vice-President. The Vice-President shall act in the place and stead of the President in the event of the President's absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of the Vice-President by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as required by the Board.

(d) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association, and disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissary notes of the Association; keep proper books of account and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE VI

SPECIFIC POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1: Powers. The Board of Directors shall have power to:

(a) Levy annual and special assessments against the Members of the Association in such amounts as the Board deems necessary to carry out its duties under the terms of the Articles of Incorporation and these By-Laws.

(b) Provide for the maintenance and development of, and improvements to, the Common Areas as determined by the Members.

(c) Adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the Members and their guests thereon, and establish penalties for the infraction thereof;

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(d) Suspend the voting rights and right to use of the Common Areas of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(e) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the By-Laws or the Articles of Incorporation;

(f) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be consistently absent from meeting of the Board of Directors; and

(g) Employ managers, agents, independent contractors or employees as the Board deems necessary, and to prescribe their duties.

Section 2: Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members;

(b) Supervise all officers, agents, and employees of this Association and see that their duties are properly performed;

(c) Send written notice of each annual and special assessment to every Owner subject thereto at least thirty (30) days in advance of the due date for assessment;

(d) Issue, or cause an appropriate officer to use, upon demand by any person, a certificate setting forth whether or not any assessment had been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidences of such payment;

(e) Procure and maintain adequate liability and hazard insurance on property owned by the Association;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

ARTICLE VII

ASSESSMENT OF MEMBERS-COMMON AREAS

Section 1: Ownership by Developer. During the period of time that the Outlot is owned by the Developer, the Developer shall have complete control over the Outlot. After the Developer transfers the ownership of the Outlot to the Association, then the Outlot shall become part of the Common Areas and shall thereafter be controlled by the Association.

Section 2: Limitation of Assessment. Until one hundred twelve (112) of the lots in Sunset Terrace have been sold by the Developer, the assessments upon Members shall be limited to the following types of costs associated with the Common Areas: real estate property taxes, liability insurance, maintenance of the entry-way to Sunset Terrace; mowing and/or weed cutting; and other similar types of maintenance necessary to maintain the Common Areas.

Following the sale of one hundred twelve (112) of the lots in Sunset Terrace by the Developer, physical improvements (and assessments for such improvements), to the Common Areas may be authorized by a two-thirds vote of the Members.

Section 3: Interest Upon Unpaid Assessments and Costs of Collection. Each member is obligated to pay to the Association all assessments within thirty (30) days of billing. Any assessments which are not timely paid shall accrue interest at the rate of eighteen percent (18%) per-annum. A Member delinquent in the payment of such assessments shall also bear the reasonable costs and expenses, including actual attorneys fees, relating to any collection activity or legal proceeding which may be initiated by the Association.

ARTICLE VIII

COMMITTEES The Board of Directors shall appoint such committees as the Board deems appropriate in carrying out its purposes.

ARTICLE IX

BOOKS AND RECORDS The books, records and papers of the Association shall, upon reasonable notice, be subject to inspection by any Member. The Articles of Incorporation and the By-Laws shall be available for inspection by any member at the principal office of the Association.

ARTICLE X

CORPORATE SEAL The Association shall have no corporate seal.

ARTICLE XI

AMENDMENTS



Section 1: These By-Laws may be amended at a regular or special meeting of the Members, by a vote of a quorum of Members present in person or by proxy.

Section 2: In case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control.

ARTICLE XII

FISCAL YEAR FOR BOOKS The fiscal year of the Association shall begin on the first day of July and end on the last day of June of every year, except that the first fiscal year shall begin on the date of incorporation.

FISCAL YEAR FOR TAXES The fiscal year of the Association shall be on a calendar basis, ending December 31. The first tax year will begin at the date of incorporation and end on December 31. Thereafter, the tax year will run from January 1 to December 31.

Dated this 24<sup>th</sup> day of March, 2005.

Thompson & Associates Land Development, LLC

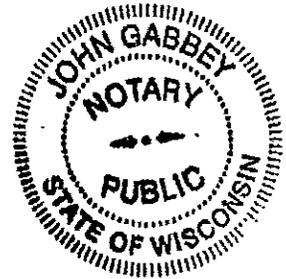
Steph. M. Hill  
(Officer)

\_\_\_\_\_  
(Officer)

State of Wisconsin  
Winnebago County  
Signed and Sworn to before this

24<sup>th</sup> day of March, 2005.

John Gabbey  
Notary Public State of Wisconsin



My commission expires 12/23/07

Drafted By: John Gabbey

*JK*

## DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR

# Sunset Terrace

Part of the Southeast ¼ of Section 30,  
Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin

Whereas, the Developer, Thompson and Associates Land Development, LLC, is the owner of the real estate, the proposed Plat, attached hereto as exhibit "A" and desires to file for record and to subject each subdivision lot to conditions and restrictions for the benefit of the subdivision as a whole and for the benefit of each owner of a subdivision lot;

Now, therefore, the Developer declares that the following conditions, covenants and restrictions are intended to be running covenants, burdening and benefiting the lots and owners and owners' successors and assigns.

1. PURPOSE: The purpose of these covenants is to insure the use of the property for attractive residences, thereby maintaining the desired tone of the development and to secure to each lot owner the full benefit and enjoyment of his home.

## Stage 1

- A) Single story dwellings shall contain a minimum of 1,400 square feet on the ground floor, excluding breezeway and attached garage.
- B) Split level dwellings shall contain a minimum of 1,800 square feet with no less than 900 square feet per level excluding breezeway and attached garage.
- C) Bi-level and raised ranches shall contain a minimum of 1,100 square feet on the main level excluding breezeway and attached garage.
- D) No tri-level dwellings allowed without written approval from the Developer.
- E) 1 ¼ story shall contain a minimum of 1,600 square feet total, excluding breezeway and attached garage.
- F) 2 story dwellings shall contain a minimum of 1,550 square feet total, excluding breezeway and attached garage.
- G) Stage 1 consists of Lots 26-38, 102-111.

## Stage 2

- A) Single story dwellings shall contain a minimum of 1,600 square feet put on the ground floor, excluding breezeway and attached garage.
- B) Split level dwellings shall contain a minimum of 2,000 square feet with no less than 1,000 square feet per level, excluding breezeway and attached garage.

- C) Bi-level and raised ranches shall contain a minimum of 1,300 square feet on the main level excluding breezeway and attached garage.
- D) No tri-level or quad-level dwellings shall be allowed without written approval of the Developer.
- E) 1 ½ story shall contain a minimum of 1,200 square feet on the main level and a minimum of 1,800 square feet total, excluding breezeway and attached garage.
- F) 2 story dwellings shall contain a minimum of 1,200 square feet on the main level and a minimum of 2,000 square feet total, excluding breezeway and attached garage.
- G) Stage 2 consists of Lots 21-25, 39-101, 112-117.

#### Area 3

- A) Single story dwellings shall contain a minimum of 2,000 square feet on the ground floor, excluding breezeway and attached garage.
- B) No split level, bi-level, tri-level, or quad level dwellings are allowed.
- C) 1 ½ story dwellings shall contain a minimum of 1,400 square on the main level and a minimum of 2,100 square feet total, excluding breezeway and attached garage.
- D) 2 story dwellings shall contain a minimum of 1,400 square feet on the main level and a minimum of 2,800 square feet total, excluding breezeway and attached garage.
- E) All garages shall be attached and a minimum of 3 cars.
- F) A minimum of a 7/12 roof pitch shall be required.
- G) At least 50% of front of the home facing the street shall be of stone, brick or other masonry material.
- H) Stage 3 consists of Lots 1-20, 118-149.

2. **LAND USE AND BUILDING TYPE:** No lot shall be used except for single family residential purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height, an attached private garage for not less than two cars and no more than four. Any outbuildings more particularly known as garden sheds must be architecturally designed so as to match the primary residence and must be approved in writing by all current adjacent property owners and the Developer. Construction shall consist of traditional wood frame with matching exteriors with residence. Buyer to supply all parties with elevations showing views of all sides.

3. **ARCHITECTURAL REVIEW COMMITTEE:** So long as Developer owns any lot, Developer shall have the option to establish a committee (the committee shall have at least three but not more than twelve people) to review any matter covered by these declarations.

Before construction may commence: (1) the plans and specifications and exterior architectural design for the structure must be presented to the Architectural Review Committee for approval. (a) The plans shall consist of at least four building elevations and floor plan, to scale, showing dimensions, architectural or design features and materials to be used. In addition, a dimensional plot plan shall be submitted showing the footprint or any improvements and its applicable setbacks. (2) The plans for any proposed additions or external modifications must also be submitted for review and approval. Any plans and specifications not disapproved by the Architectural Review Committee within 19 days of receipt shall be deemed approved.

Submission Address: Charles A. Thompson  
W7227 Manitowoc Rd.  
Menasha, WI 54952

4. **TEMPORARY STRUCTURES AND VEHICLES:** No structure of a temporary nature, shanty or similar structure shall be permitted on any lot either temporarily or permanently. No structure other than a fully completed residence shall be occupied. Snowmobiles, boats, trailers, minibikes, motorcycles, any commercial or recreational vehicles, fish shanties, construction equipment, etc. are to be kept stored inside buildings. This restriction is not applicable during the period of construction on the lot.
5. **COMPLETION DATE:** All homes shall be completed 12 months after commencement of building and shall not be occupied prior to being completed.
6. **GRADES AND DRAINAGE:** No lot owner shall block, dam, or otherwise obstruct the flow of surface water drainage so as to cause such water to back-up onto the lot of another property owner or so as to restrict the use or enjoyment of any other lot by any other lot owner. Each lot owner is responsible for establishing the final grade, lawn and landscaping within one year of occupancy in strict compliance with the approved Subdivision drainage plan.
7. **FILL:** The Developer reserves the right to direct the disposition of any fill, including excess excavation material which is to be removed from any lot, at the lot owner's expense. However, such dispositions if directed by Developer shall (a) be within a one mile radius of the lot, (b) be placed in designated areas specified by Developer, and (c) be leveled at lot owner's cost. If Developer does not require specific disposition of any excess fill, the lot owner shall be responsible to locate a site outside the Sunset Terrace project for such disposition and pay all costs associated therewith.
8. **TRASH:** All trash and waste shall be kept in sanitary containers and out of public view. Owner is responsible for daily site clean-up during construction to avoid disbursement of trash by wind to adjacent properties.
9. (A) **ROOF PITCH:** Minimum roof pitch to be no less than 6/12.  
(B) **ANTENNAS:** Satellite dishes less than 20" in diameter, mounted on the principal structure and not visible from the street shall be permitted. All other TV antennas must be contained within the home and not mounted on the roof.  
(C) **DRIVEWAYS:** All owners shall, within one year of occupancy, install a paved driveway of stable and permanent construction extending from the garage to the lot line. Until such time that the street is permanently paved, the owner will be required to maintain a temporary apron.  
(D) **SIGNS:** No sign of any kind shall be displayed to the public view on any lot except one

sign of not more than six square feet advertising the property as being for sale. The Developer and Developer's Lender excluded from restrictions.

(E) FENCES: All fences shall be constructed of rough sawn red cedar, brick, or wrought iron and shall not exceed eight (8) feet in height. Additionally, all wood fences shall be a board-on-board design with dog-eared tops and shall remain unpainted, natural red cedar. No chain link fence will be permitted. Plans for fences must be submitted to Developer for review and approval. Said plan shall include (i) a dimensioned layout of the proposed fence, (ii) the proposed height of the fence, (iii) the proposed style of fence, (iv) the proposed species and grade of lumber to be used, and (v) the name and phone number of the contractor who will be constructing the fence. The lot owner agrees to maintain the fence in both terms of the fence's functional and aesthetic qualities.

10. SETBACKS: (1) Street—Minimum—30 ft.-From Right-of-Way  
(2) Rear—Minimum—25 ft.  
(3) Side—Minimum—7 ft. one side; 10 ft. other
11. AMENDMENT: These conditions, covenants and restrictions may be removed, modified, annulled, waived, changed and/or amended at any time and in any manner by a written declaration setting forth such amendment, etc., which has been executed by the owners of at least 75% of the lots in said plat and recorded in the Register of Deeds Office for Winnebago County, Wisconsin; provided, however, that such amendment, etc., to be effective, shall require the written approval, in recordable form, of the Developer so long as the Developer owns any lots in said plat. Provided further so long as Developer owns at least 10% of the lots.
12. TERM: The term of this Declaration shall be forty years from the date of recording.
13. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force.
14. ENFORCEMENT: The Developer and/or the Owners benefited by this Declaration may enforce these conditions, covenants and restrictions using any available legal or equitable remedies including by way of example only affirmative or restrictive injunctions. In the event of litigation to enforce these conditions, covenants and restrictions, the non-performing party or the party violating any of these conditions, covenants and restrictions shall reimburse the Developer and/or Owners for all out-of-pocket expenses (including actual attorney's fees and court costs) incurred in successfully enforcing these conditions, covenants and restrictions.
15. VARIATION: Variations in any of these covenants may be permitted by Developer where it is reasonably satisfied that such variations will be pleasing and generally in keeping with adjacent properties and will not be a detriment to the Subdivision as a whole.
16. ANIMALS: No animals, except customary household pets, shall be kept, bred, or raised on any lot in this Subdivision. Pets shall not be allowed to roam either freely or on a leash upon other owners' properties. Pet noises shall be curtailed to avoid unreasonable annoyance to neighboring property owners. Each owner shall be responsible for the timely disposition of all animal waste on the property, including other lots.
17. MAINTENANCE OF SITE PRIOR TO AND DURING CONSTRUCTION: The lot owner is required to perform all necessary maintenance and upkeep of the lot prior to construction,

including keeping the lot free of trash, waste, brush, weeds, and long grass. At all times during construction, the site shall be maintained to Developer's reasonable satisfaction in a neat and orderly manner. Construction debris shall be contained at all times in some manner as will prevent such material from blowing unto neighboring properties and/or streets.

18. CONSTRUCTION EQUIPMENT: During construction all equipment utilized for the construction shall be loaded and unloaded on the lot being purchased and owner of the lot agrees that in the event there is any debris left on the road caused by the construction it shall be the owner's complete responsibility, including any and all costs of clean up.

19. BERM/FENCE/SIGNAGE: In the event Developer constructs a berm, fence, and/or Subdivision identification signage along or upon selected lots in the Subdivision, neither current nor subsequent owners of these lots shall alter such berm, the plantings on it, or any fence or signage that may be erected upon it, or elsewhere in the Subdivision. All owners of these lots shall maintain the landscaping, portion of the fence and/or signage on their lot to the reasonable satisfaction of Developer, so long as Developer shall own any lot in the Subdivision.

20. TRANSFERS: All future transfers of any such lots shall be made subject to the conditions, covenants, obligations and restrictions herein set forth. It is understood that the acceptance of a deed by any purchaser is to be considered as an agreement to observe and abide by such covenants, conditions, and restrictions for protection of all owners of said property.

21. BY-LAWS: All lot owners agree to abide by the by-laws of the Sunset Terrace Homeowners Association, Inc. hereby attached.

IN WITNESS WHEREOF, Thompson and Associates Land Development, LLC, has signed and sealed this instrument this 24<sup>th</sup> day of March, 2005.

SUNSET TERRACE SUBDIVISION

Steph Noffke / Member  
Thompson & Associates Land Development LLC

STATE OF WISCONSIN

WINNEBAGO COUNTY

On this 24<sup>th</sup> day of March, 2005, before me personally came the above

named John Bablay My commission expires: 12/23/07

Drafted By: John Bablay

AMENDMENT TO DECLARATION OF CONDITIONS,  
CONVENANTS AND RESTRICTIONS FOR SUNSET  
TERRACE SUBDIVISION

A Part of the Southeast ¼ of Section 30, Township 20 North, Range 17 East, Town of  
Neenah, Winnebago County, Wisconsin

WHEREAS, Sunset Terrace Subdivision was created by the filing of a  
Declaration of Subdivision with Register of Deeds for Winnebago County as  
Document No. 1348776 and by a Subdivision Plat and,

WHEREAS, the undersigned are the sole owners of said Sunset Terrace  
Subdivision and,

WHEREAS, the undersigned desire to amend the Declaration of  
Conditions, Covenants and Restrictions;

The declaration shall be amended as follows:

1. Sec 3, Paragraph 1, ARCHITECTURAL REVIEW COMMITTEE shall be amended that house plans submitted at or near the minimum square footage requirement may require, at the sole discretion of the Architectural Review Committee, additional architectural refinements, such as, but not limited to bow windows, dormers, off-set garages, porch enclosures, etc. Building plans submitted to Architectural Review Committee shall be retained by said committee.

DATED: 1/19/06 SUNSET TERRACE SUBDIVISION

Stephen C. Noffke  
Stephen C. Noffke/mbr Thompson & Associates Land Development, LLC

Subscribed and sworn before me this 19TH day of JANUARY, 2006.

Patricia A. Lapoint Notary Public, State of Wisconsin.

PATRICIA A. LAPOINT My Commission expires 2/11/06

Drafted By Stephen C. Noffke Stephen C. Noffke

2

Document Number	Document Title
Lot Numbers 1 through 149.	

1348776

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

05/24/2005 12:42PM

JULIE PAGEL  
REGISTER OF DEEDS

RECORDING FEE	21.00
TRANSFER FEE	
# OF PAGES	6

Recording Area

Name and Return Address

Stephen C. Noffke  
1414 Rogers Ct.  
Neenah, WI 54956

Parcel Identification Number (PIN)

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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. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004