

**COPPER POINT
DECLARATION OF
COVENANTS, CONDITIONS
AND RESTRICTIONS**

DOCUMENT # 637733

Document Number

Title of Document

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INDEXED

THIS DECLARATION, made this 7TH day of JANUARY, 2005, by Pavloski Investments, LLC, a Wisconsin Limited Liability Corporation under the laws of the State of Wisconsin (hereinafter referred to as "DECLARANT" or "Developer").

Record this document with the Register of Deeds

Name and Return Address:

Atty. Michael D. Orgeman
111 E. Wisconsin Ave., Suite 1800
Milwaukee, WI 53202

MSA

WITNESSETH:

WHEREAS, DECLARANT is the owner of the real property more particularly described in Exhibit A attached hereto and made a part hereof (the "Land").

WHEREAS, DECLARANT as the owner of the real property (hereinafter "Subject Property" being part of said Land) and the description of which is set forth on Exhibit B attached hereto and incorporated by reference herein. Subject Property described on Exhibit B is shown on the Final Plat marked as Exhibit C and incorporated by reference herein.

WHEREAS, DECLARANT reserves the right, at DECLARANT'S option and in its sole discretion, to subject to this Declaration the remaining "Land" not included in the real estate described in Exhibit B. This remaining land (the "Expansion Property") including any additional common piers and wooden stairways, if any, and the right to use additional portions of the 100 foot easement strip located along the shoreline of Castle Rock Lake (the "100 foot easement strip" or "Shoreline Property") may be subjected to this Declaration in whole or in part, at any time or from time to time by recording a Supplemental Declaration or Declarations to the Declaration ("Expansion

Declaration"). This Expansion Property is intended to encompass condominium property, additional residential lots, Outlots, the right to use additional portions of the 100-foot easement strip, common piers and other common property. Each owner of a condominium residential unit shall be considered an owner under this Declaration. In accordance with this Declaration, all owners will have common enjoyment rights in all the common piers, wooden stairways, if any, and in the 100-foot easement strip or other common property. Upon expansion, no condominium, common area or limited common area shall become the property of the Association described in Article XXII herein. Any condominium included in an Expansion Declaration shall have a nonprofit membership property owners corporation responsible for maintaining, improving, policing and preserving condominium properties in which condominium members have common rights of usage and enjoyment. The condominium unit owners shall also become members in the Copper Point Waterfront Community Association, Ltd. with the rights and duties set forth in Article XXII of this Declaration.

WHEREAS, the Subject Property also includes the Outlots, if any, and common piers on the 100 foot easement strip as well as the right to use the aforesaid 100 foot easement strip adjacent to said Subject Property. The right to use said piers and the 100 foot easement strip are subject to the provisions of the Nonexclusive License Agreement to be entered into by Pavloski Investments, LLC and to be assigned to the Copper Point Waterfront Community Association, Ltd.

WHEREAS, DECLARANT, desires to provide for the preservation of the values and amenities of Subject Property and, to this end, desire to subject aforesaid Subject Property to the covenants, conditions, restrictions and charges hereinafter set forth, each and all of which is and are for the benefit of Subject Property as a whole and all

owners of any part thereof.

NOW, THEREFORE, DECLARANT does hereby give notice to all purchasers and their successors of any portion of Subject Property herein before described and whomsoever it may concern that Subject Property is, and each and every conveyance or any portion of Subject Property will be, subject to the following covenants, conditions, restrictions and charges which will inure to the benefit of and pass with Subject Property, and each and every parcel thereof, and shall apply to and bind each successor in interest, and any owner thereof.

ARTICLE I

GENERAL PURPOSE

The purpose of this Declaration is to insure the best use and the most appropriate development and improvement of the Subject Property; to protect owners of Subject Property against such use of surrounding property as will detract from the value of their property; to preserve, so far as practicable, the natural beauty of Subject Property; to insure the highest and best development for Subject Property, to encourage and secure the erections of attractive structures thereon with appropriate locations thereof on each parcel; to promote harmonious improvement of Subject Property; to secure and maintain proper setbacks from the roads, and adequate free spaces between structures; and in general to provide adequately for a high type in quality and improvement in Subject Property, and thereby to preserve and enhance the value to investments made by purchasers of Subject Property therein.

ARTICLE II

USE OF LAND

All terms, regulations and conditions of any applicable township, county or state zoning or subdivision ordinances, statute or regulation shall be and remain in effect.

No noxious or offensive trade or activity shall be carried on upon the Subject Property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

Outdoor toilets shall not be permitted.

LP tanks are to be buried or suitably screened from view.

No horses, cows, goats, pigs, sheep, poultry or fowl of any kind will be permitted to be kept on any part of Subject Property. Pets will be permitted and shall be properly restrained so as to avoid becoming an annoyance or nuisance to the neighborhood and shall be in accordance with any other applicable ordinance. All exterior lighting shall not interfere with the use and enjoyment of neighboring properties.

No trailers, mobile homes, converted buses, doublewide trailer homes, tents, shacks, garage, or other temporary structures shall be used on any lot at any time as a residence either temporarily or permanently. No temporary living in a basement shall be allowed.

No seawalls or other shoreline stabilization measures are allowed without prior written authorization from the Wisconsin Department of Natural Resources, the Juneau County Zoning office, and Wisconsin River Power Company.

ARTICLE III

TYPE OF MATERIAL: SIZE OF STRUCTURE

All structures erected shall be completed within one (1) year after commencement of construction. Building exterior must be of brick, stone, metal, wood

or maintenance free siding (example, steel, vinyl, aluminum) and such exterior must be suitably finished. No buildings shall be erected, altered, placed or permitted to remain on any lot other than a single-family dwelling. Dwellings must have a minimum of 1800 square feet of living area. Minimum ground floor area of 1800 square feet for a single story dwelling. For a two-story dwelling, a minimum of 1500 square feet for the ground floor and a second floor of at least 30% of the first floor. In the case of split level homes a bi-level or tri-level must have a minimum of 2100 square feet. The Architectural Control Committee can approve a dwelling of lesser square footage based upon a particular site or architectural design. Living space is determined by the outside dimensions (exclusive of garages, porches, patios, breezeways, sun rooms and similar additions) of the exterior walls of above grade finished living space. In no event shall floor space which is partially or completely below finished yard grade (such as basement space, whether or not exposed, and/or the lower level of a split level) be counted for purposes of determining minimum square footage of living space. The minimum square footage shall be determined as of the time of initial construction, and shall not consider or include unfinished areas or future additions. A one-car garage will not be permitted. All homes shall include an attached garage with a minimum of 576 square feet. The Architectural Control Committee, at its sole discretion, may prohibit any attached garage which has an exterior appearance of having a capacity of more than three (3) cars. There will be no detached garages allowed.

Finishes shall be of colors that are in harmony with the colors of the natural surroundings, such as those commonly referred to as "earth tones."

The main portion of the roof shall have a minimum pitch of 6/12. A lesser pitch over other areas, such as porches, breezeways and bays, may be permitted or denied at the sole discretion of the Architectural Control Committee.

One auxiliary building will be allowed. Such a building shall have a maximum floor area of 720 square feet and it shall conform in external appearance to the dwelling house and shall not be erected prior to the completion of the exterior of the home. It must also conform to all sideyard and setback regulations. The architectural control committee must approve any auxiliary building prior to construction.

ARTICLE IV

GARBAGE AND REFUSE DISPOSAL

No lots shall be used or maintained as a dumping ground for rubbish, trash, or garbage, nor shall any waste be kept on Subject Property, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall comply with all local, state, and/or other regulations. Barrels, cans, bags and all other receptacles incident to individual garbage or trash service shall be kept within a building except on the day designated for collection by the Association contract hauler. All containers once emptied by the hauler must be returned to the building within 24 hours.

ARTICLE V

BUILDING LOCATION

All buildings shall be located on their respective lots in accordance with the applicable state, county, or township regulations, ordinances or laws which shall supersede any provisions contained herein. In addition, no building or other structure permitted under the terms of this agreement shall be located closer than 30 feet to any

public road, and 10 feet from the side yard or 10 feet from accessory buildings. On parcels that abut the 100-foot easement strip, any structures must be a minimum of 30 feet from the 100-foot easement strip.

ARTICLE VI

TIMBER REMOVAL

Cutting of Subject Property will not be allowed unless done pursuant to a timber management plan or for the purpose of clearing a building site, lawn and garden area or driveway. All stumps that are removed shall be buried, burned or otherwise removed from Subject Property. Selective harvesting of trees for personal use as firewood will be allowed. The removal of brush will be allowed on the Subject Property. All dead, dying and dangerous trees must be removed from the Subject Property. If the owner of a Lot in the Subject Property does not remove all dead, dying and dangerous trees in a timely fashion, the board shall remove the dead, dying or dangerous trees at the expense of the owner of such Lot in the Subject Property.

ARTICLE VII

ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee (hereinafter the "Committee") for Copper Point Subdivision is hereby established. The Committee shall consist of not less than two members, designated as hereinafter set forth. The decision of the majority of the members of the Committee shall be final and binding upon all parties. The Committee members shall not be entitled to compensation for services performed pursuant to this paragraph. The initial members of the Committee shall be appointed by the Developer, and the Developer shall be entitled to remove and replace members of the Committee,

at its sole discretion, as long as Developer owns a Lot in the subdivision; thereafter, the Committee shall consist of the Board of Directors of the Owner's Association, established as hereinafter set forth, provided said Owner's Association is in existence. If the Owner's Association is not legally in existence at any time after which there is no longer any Lot owned by the Developer in the subdivision, the Committee shall continue in existence with its then existing members, and Committee members shall be subject to removal, replacement and/or appointment as follows: by majority vote of the Committee members in attendance at a Committee meeting called by any one or more Committee members for that purpose; and/or by majority vote of Lot owners in attendance at a meeting of Lot owners called by any one or more Lot owners for that purpose. Lot owner meetings called to remove, replace and/or appoint Committee members shall require not less than 10 days written notice to at least one owner of each Lot, by personal delivery or by First Class U. S. Mail addressed to the last known owner and address as shown on the tax roll.

ARTICLE VIII

ARCHITECTURAL CONTROL

No building, swimming pool, gazebo, driveway, tennis court, light post, or other structure or improvement shall be constructed, erected, placed or altered on any Lot in Copper Point Subdivision without the approval of the Architectural Control Committee. For any undertaking requiring approval of the Architectural Control Committee, three sets of plans [including building construction plans (with roof, siding and trim colors), site plans, grading plans (where necessary) and landscaping plans] shall be submitted to the Architectural Control Committee. If and when plans are approved, two sets of the approved plans shall be signed, dated, and returned by the Architectural Control

Committee to the Lot owner as evidence of such approval. Any minor changes or revisions required by the Architectural Control Committee may be noted as an exception to approval on the plans and detailed in a letter to the Lot owner. The Architectural Control Committee may also request that revisions shall first be made to the plans by the owner's agent before approval is given. Once the Architectural Control Committee's approval has been given the plans shall be strictly adhered to by the Lot owner, unless subsequent changes are approved by the Architectural Control Committee.

In passing upon the plans and specifications, the Committee may take into consideration the suitability of the proposed building or other structure or improvement, its design, elevation, color, construction materials, the harmony thereof with surrounding buildings, its proposed location, the view from other properties in the subdivision, and such other matters of terrain, environmental impact, aesthetics, and impact upon other Lots in the subdivision as the Committee may deem appropriate. The Committee shall have the right to waive minor infractions or deviations from these restrictions in the case of hardship and/or common sense. Any action by the Committee shall be final and conclusive as to all persons then or thereafter owning Lots covered by these restrictions. The Committee shall not be liable for actions taken or decisions made in good faith. Any Lot owner who causes or allows any improvements to be constructed, installed, placed or altered on the Lot without prior written approval of the committee may be required to remove such improvement in its entirety at the Lot owner's expense.

In addition to the requirements of these restrictions, all construction shall comply with applicable zoning and building code requirements. It is not intended that the Developer or Committee have full knowledge of, or expertise in, matters of zoning, building codes or proper drainage. The Developer or Committee shall have no liability or

responsibility in the event it approves plans which fail to comply with applicable zoning or building codes, and/or which fail to properly handle drainage. In the event that approved plans violate applicable zoning or building codes, or fail to properly handle drainage, it shall be the sole responsibility of the Lot owner to discover and determine the error, to have the appropriate corrections made to the plans, and to resubmit the corrected plans to the Committee for its approval.

No exposed poured concrete or concrete block over eight (8) inches above grade shall be permitted on any house. Where block or concrete would otherwise be exposed, it must be covered by the house siding, or by brick or stone. The roofing of all dwellings shall consist of fully dimensional asphalt shingles, with minimum 300 lb., dimensional shingles or wood or tile. Conventional asphalt shingles shall not be permitted. The Architectural Control Committee, in its sole discretion, may permit or prohibit the use of other types of roofing materials (such as fiberglass shingles) having substantially the same appearance as the permitted materials, as it may deem appropriate, to preserve the architectural integrity and quality of appearance of dwellings in the subdivision. Further, the Architectural Control Committee may, in their sole discretion, permit the use of such other forms of high quality and aesthetically pleasing roof materials as may be available now or in the future, including but not limited to masonry and/or copper.

There are to be no exterior walls without windows and/or doors. If architectural insets are used they must be wrapped and shuttered the same as windows on the rest of the house. The Architectural Control Committee retains the right to require additional architectural detail.

No white windows will be allowed.

All fireplace chimneys shall be brick, stone, cultured stone or masonry faced with

stucco regardless if the fireplace is on an exterior or interior wall.

Outbuildings, such as gazebos, pool equipment and/or changing room facilities, etc. may be allowed, provided they are approved, as to design, location and landscaping, by the Architectural Control Committee. No outbuilding shall be constructed on any Lot prior to the commencement of construction of the single-family residence on such Lot. All Lot owners are further advised that outbuilding construction is also subject to applicable zoning ordinances, and may be prohibited or restricted unless a variance or conditional use permit is obtained.

In-ground swimming pools shall be permitted, subject to the approval of the Architectural Control Committee, if they meet the Town of Germantown and County ordinances and specifications. Above ground swimming pools are prohibited. Hot tubs and spas are permitted. Architectural Control Committee approval is not required for portable units, but is required for permanently installed units. If placed on a concrete slab, the slab requires approval. If covered with a gazebo type structure, the gazebo requires approval, whether or not the gazebo is permanently affixed to the ground.

ARTICLE IX

COMMENCEMENT OF AND COMPLETION OF CONSTRUCTION

Before any construction shall be commenced on any Lot the driveway shall be rough graded in a horizontal location and with a vertical alignment as approved by the Architectural Control Committee. All access to and from the home site construction area by material suppliers, contractors and other individuals shall be by this driveway location and no other means or way. This covenant is primarily for the protection of natural amenities of the site.

Any exterior construction commenced shall be completed within a one-year period

and shall be ready for occupancy within that period. Also, within one year of occupancy or within two years of the commencement of construction, whichever date shall be shorter, the owner of such Lot shall landscape any area disturbed by construction, and shall complete all landscaping in accordance with the plans and specifications approved by the Architectural Control Committee.

During the time of construction the Lot owner shall be responsible to see that his or her contractor maintains a constant cleanup of all scraps, paper or other waste materials, and all dirt and mud tracked onto public streets, and that all access to the site is through the approved driveway, and by no other means or way. The Lot owner shall further be responsible for the repair of any and all damage to the public or private right-of-way adjacent to the Lot, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale and/or culvert, and to any drainage ditches, swales and/or other drainage facilities on the Lot, occurring prior to completion of construction.

During any earth moving activities, proper erosion control practices shall be installed to prevent sediment entering storm water drainage ways or leaving the immediate construction site.

ARTICLE X

DRIVEWAYS

The owner of each Lot shall, within six-months of the date of issuance of an occupancy permit for the construction of a residence on a Lot, install a hard surfaced concrete, red granite, or asphalt driveway. Said driveway shall extend from the vehicle entry to the garage to an intersection with the public street.

The driveway shall have a minimum of a three (3) foot side yard setback, unless otherwise approved in writing by the Committee (in its sole discretion). No straight

driveways will be permitted.

ARTICLE XI

HOME CONSTRUCTION ON LOT

Any Architectural Control Committee approval for a Lot owner's proposed home on a Lot constitutes approval of the home with regard to style, size and other requirements per these restrictions, and does not guarantee any particular grading elevation, floor elevation or home placement for a future home that Lot owner may build on such Lot. Lot owner has the responsibility and obligation to investigate and obtain qualified opinions from experts that the subject Lot will accommodate the home, placement and grading that Lot owner intends.

ARTICLE XII

NUISANCES

No noxious or offensive activities shall be carried on upon any Lot or Outlot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

ARTICLE XIII

OUTDOOR STORAGE

No boat, unlicensed vehicle, inoperable vehicle, recreational vehicle, vehicle licensed as a truck, or trailer of any kind may be parked or stored on any Lot outside of a building for any time period in excess of 24 hours in any calendar week, except for trucks and/or trailers used during construction or remodeling periods. The term "recreational vehicle" shall mean any vehicle used primarily for pleasure or recreation, and shall include, but not be limited to: snowmobiles; trail bikes; travel trailers and campers; motor homes; and off road vehicles of any kind.

ARTICLE XIV

SIGNS

No sign of any kind shall be displayed to the public view on any Lot except during the construction and sales period except for the following: (1) One sign not more than two square feet in size identifying the property of the owner, (2) One sign not more than six square feet in size advertising the property for sale or rent, (3) A sign used by a builder to advertise a residence for sale, or as a model home, (4) Such signs as may be used by the Developer in conjunction with Lot or condominium sales in the Land, and one or more subdivision or condominium entrance signs as may be erected by the Developer and/or by the Owner's Association.

ARTICLE XV

ANTENNAE

No exterior antennae, other than two dish type antenna not exceeding thirty (30) inches in diameter, shall be allowed on any Lot. With respect to dish antennas not exceeding thirty (30) inches in diameter, they shall not be attached to the front of any house, nor shall same be located in the front yard of the residence.

ARTICLE XVI

MAILBOX

Each Lot shall have a uniform mailbox and newspaper box and post which the Lot owner shall purchase from the Developer and install at Lot owner's expense prior to the issuance of an occupancy permit.

ARTICLE XVII

SEVERABILITY

Invalidity of any provision of this Declaration, regardless of how determined, shall in no way affect any of the other provisions, which shall remain in full force and effect.

ARTICLE XVIII

OUTLOTS

The Subject Property may contain areas designated as Outlots. Said Outlot(s) are common areas for the Lots in the subdivision except for any future Outlot designated otherwise by the Developer. Each Lot in the subdivision shall be deemed to include an equal undivided ownership interest in the Outlot(s), and each conveyance of a Lot in the subdivision shall be deemed to include the conveyance of such undivided interest, whether or not specifically set forth in the instrument of conveyance.

ARTICLE XIX

MAINTENANCE OF DRAINAGE EASEMENTS, PONDS, COMMON AREAS, ENTRANCE SIGNAGE, ISLANDS, PUBLIC WALKING PATHS AND FENCES

The Owner's Association has the responsibility of properly landscaping and maintaining all common areas, ponds, walking paths, fences or common areas, street islands and subdivision entrance signage, and maintaining the street signs and street

lights, if any, within the subdivision. Subject to the provisions of Article XX below, the Owner's Association further has the responsibility of properly maintaining all drainage easement areas located within the individual Lots, if any, which are subject to this Declaration and the ponds and all drainage easement areas within common areas. Maintenance of the ponds, if any, shall include, but not necessarily be limited to: preservation of the embankments; prevention of erosion above the ponds, around the ponds and downstream therefrom; and dredging if and when necessary.

ARTICLE XX

DAY-TO-DAY MAINTENANCE OF DRAINAGE EASEMENT AREAS AND LANDSCAPING BERMS

The day-to-day maintenance of any drainage easement area located on an individual Lot shall be the responsibility of the owners of such Lot. Day to day maintenance includes such items as cutting grass, raking leaves, removing fallen trees and branches, and removing other minor obstructions. Any major improvements shall be the responsibility of the Copper Point Waterfront Community Association, Ltd. The day-to-day maintenance of any landscaping berms and plantings located on an individual Lot shall be the responsibility of the owners of such Lot. Notwithstanding the provisions of Article VI, the owners of such Lots are prohibited from cutting or removing any trees or other plantings located on a landscaping berm.

ARTICLE XXI

POND AND DRAINAGE EASEMENT LIABILITY

The drainage easements and ponds, if any, have been created and are required by the

Town of Germantown to assist in the flow and detention of surface and storm water in the subdivision. The ponds and drainage areas are not intended to be used for swimming or recreational facilities, and any use of the ponds or drainage areas for such use is strictly prohibited. Any person entering into or using the ponds or drainage areas either intentionally or accidentally do so at their own risk. By purchase of a Lot in the subdivision, each Owner and its respective successors, assigns, heirs and personal representatives hereby waives, to the fullest extent permitted by law, any and all claims for liability against the Developer, the Association, and any Lot Owners whose Lot contains a drainage easement, and their respective agents, contractors, employees, officers, directors and shareholders, for injury or damage to person or property sustained in or about or resulting from the use or existence of the ponds and drainage areas. In addition, each Owner (and its successors, assigns, heirs and personal representatives) agrees to indemnify, defend and hold harmless the Developer, the Association, and any Lot Owners whose Lot contains a drainage easement, and their respective agents, contractors, employees, officers, directors and shareholders, from and against any and all liabilities, claims, demands, costs and expenses of every kind and nature (including attorney's fees), including those arising from any injury or damage to any person (including death) or property sustained in or about or resulting from the use or existence of the ponds or drainage areas.

ARTICLE XXII

COPPER POINT WATERFRONT COMMUNITY ASSOCIATION, LTD.

The Lot owners of the subdivision shall become part of a non-profit membership corporation for the purpose of maintaining, improving, policing or preserving properties in

which its members shall have common rights of usage or enjoyment including Outlots, common areas, common piers and the 100 foot easement strip as described in the Non-exclusive License Agreement with Wisconsin River Power Company.

1. That membership in said Association shall be mandatory for every person or entity who is a beneficial owner of a fee or an undivided fee interest in any part of the real estate subject to this Declaration or any Supplemental Declaration, including contract buyers, but excluding those persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall transfer to the new owner(s) upon the conveyance of said fee interest(s).
2. That the Association shall have the rights and duties to fix and collect annual assessments against each lot as follows:
 - A. The Association shall have the power to prepare and annually submit to its membership a budget of the expenditures, which it proposes to make for the ensuing year. Such budget shall include the expenses of maintaining, improving, policing, and preserving the 6 Outlots, common piers and a 100 foot easement strip. Such budget shall also include the expenses of maintaining the organization of the Association including, but not limited to, salaries of officers, fees paid for auditing the books of the Association and for necessary legal services and counsel fees to the Board of Directors thereof.
 - B. Upon the adoption and approval of the annual budget by a majority of the members entitled to vote as established by the articles of incorporation and by-laws of the Association and by rules validly adopted by resolution of the Board of Directors of the Association, at a regular meeting or adjournment thereof, or upon the approval of a special assessment under par. D., the Board of Directors of the Association may levy an assessment against all of the Lots, the ownership of which entitles the owner thereof to the use and enjoyment of the properties controlled by the Association.
 - C. The assessment levied under this section shall be equal in amount against each Lot and shall be levied at the same time each year upon all Lots. The Association shall at its first Annual Meeting set the assessment for the following year to cover first year's estimated expenses.
 - D. The Board of Directors of the Association may call a special meeting upon at least three (3) days written notice for the purpose of making a special assessment. The nature of the proposed

special assessment shall be included in the notice. A majority of members entitled to vote shall constitute a quorum for a special meeting, and a majority of members entitled to vote who are present at the special meeting shall determine a question.

- E. The Board of Directors of the Association shall declare the assessments levied under sub B., due and payable at any time after 30 days from the date of the levy. The Association's Secretary or other officer shall notify the owner of every Lot so assessed of the action taken by the Board, the amount of the assessment of each Lot owned by such owner and the date on which the assessment becomes due and payable. The secretary shall mail the notice by U.S. mail, postage prepaid, to the owner at the owner's last-known post-office address.

- F. In the event that an assessment levied under sub B. against any Lot remains unpaid for a period of sixty days from the date of the levy, the Board of Directors of the Association may, in its discretion, file a claim for a maintenance lien against the Lot. All of the following apply to a claim for lien under this subsection:
 - i. The claim may be filed at any time within six (6) months from the date of the levy.
 - ii. The claim shall be filed in the office of the clerk of circuit court of the county in which the lands affected by the levy lie.
 - iii. The claim shall contain a reference to the resolution authorizing the levy and the date of the resolution, the name of the claimant or assignee, the name of the person against whom the assessment is levied, a description of the property affected by the levy and a statement of the amount claimed.
 - iv. The claim shall be signed by the claimant or the claimant's attorney, need not be verified, and may be amended, in case an action is brought, by court order, as pleadings may be.
 - v. The clerk of circuit court shall enter each claim for a maintenance lien in the judgment and lien docket immediately after the claim is filed in the same manner that other liens are entered. The date of levy of assessment will appear on the judgment and lien docket instead of the last date of performance of labor or furnishing materials.

- vi. When the Association has so filed its claim for lien upon a Lot it may foreclose the same by action in the circuit court having jurisdiction thereof, and ss. 779.09, 779.10, 779.11, 779.12, and 779.13 shall apply to proceedings undertaken for the enforcement and collection of maintenance liens as described in this subsection.
3. The members of the Association shall have the following rights:
 - A. The right to Use Shoreline Property.
 1. As of the date of execution of this Agreement, the Shoreline Property is owned by Wisconsin River Power Company ("WRPCO") and lies within the boundary of a hydroelectric project known as Federal Regulatory Commission ("FERC") Project 1984. The Shoreline Property is subject to regulation by FERC in accordance with the terms and conditions of a license issued by FERC.
 2. The Association will obtain from Developer through WRPCO a non-exclusive license agreement ("License Agreement") that grants the Association and its members and invites the right to construct certain boat docks on the 100-foot easement strip and to use the Shoreline Property for recreational activities, such as walking, swimming, boating, bank fishing, and other pedestrian activities. FERC requires that the Shoreline Property also be open to the public for pedestrian ingress and egress. The Association has the right to construct common piers on the 100-foot easement strip, and its members have the exclusive right to use the piers and wooden stairways, if any. WRPCO will install signs at each pier designating them as "Permitted Piers," and "Private Property for the exclusive use of Association Members." These rights and all use of the Shoreline Property shall be subject to the terms and conditions of said License Agreement.
 - B. Docks, Stairways, Watercraft and Storage.
 1. Maintenance/Construction. All Outlots and common piers shall be owned and maintained by the Association. The actual frontage area for each pier must be leased from WRPCO. Developer will execute the 2003/2004 Non-exclusive License Agreement. Developer will assign said License Agreement to

the Association, which will be responsible for the obligations of said License Agreement and the payment of all annual fees.

2. Placement. Placement of the piers shall be opposite the property line between Lots or where the Developer deems necessary.
 3. Off-Season Storage. Pier components and boatlifts may be stored on the 100-foot easement strip during the off-season months at a location approved by WRPCO.
 4. Lighting Fixtures. No more than three dusk-to-dawn light fixtures may be installed at or near each dock cluster. Dusk-to-dawn fixtures shall be standard dusk-to-dawn outdoor lights, mounted on wooden poles with natural finishes, and extending not more than 15 feet above ground level. All wiring leading to permitted light fixtures shall be buried, in accordance with applicable electrical codes and regulations.
4. The Association shall maintain insurance covering the insurable improvements located or constructed upon the 100-foot easement owned by Wisconsin River Power Company. The Association shall maintain the following types of insurance, and said insurance coverage shall be paid for by the Association out of the annual fee collected from Association members.

A. Property Insurance.

A policy of property insurance covering the Outlots, piers and any other improvements constructed upon the 100-foot easement strip. Such insurance as maintained by the Association pursuant to this subsection shall afford protection against at least the following:

1. Loss or damage by fire and other perils normally covered by the standard coverage endorsement; and
2. Such other risks as shall customarily be covered with respect to projects similar in construction, location, and use, including all perils normally covered by the standard risk endorsement, where such is available.

B. Public Liability Insurance.

A comprehensive policy of public liability insurance covering the Outlots, piers and any other improvements owned by the Association, and its use of said 100-foot easement strip, insuring the Association in an amount not less than One Million and no/100 Dollars (\$1,000,000.00) covering

bodily injury, including death of one person, arising out of a single occurrence and Two Million and no/100 Dollars (\$2,000,000.00) for death or injury to more than one person arising out of a single occurrence and One Hundred Thousand and no/100 Dollars (\$100,00.00) for property damage. (Such coverage shall include, without limitations, legal liability of the insured for property damage, bodily injuries and deaths of persons in connections with the operation, maintenance or use of the 100-foot easement strip along the water, the Outlots and piers and any other improvements owned by the Association, legal liability arising out of lawsuits related to employment contracts of the Association, and protection against liability for non-owned and hired automobiles). Such coverage may also include, if applicable, contractual liability and workmen's compensation insurance for person's hired by the Association for work such as dock installation, maintenance and removal. Such coverage limits may be increased from time to time by the Association.

C. Other Risks.

In addition, the Association may obtain insurance against such other risks of similar or dissimilar nature as it shall deem appropriate, to the extent that such coverage is reasonably available, including, but not limited to, personal liability insurance to protect directors and officers of the Association from personal liability in relation to their duties and responsibilities in acting as directors and officers on behalf of the Association.

D. General Provisions of Insurance Policies.

All policies of insurance carried by the Association shall be carried in blanket policy form naming the Association as insured, or its designee as trustees and attorney in fact for such Lot owners, and each Lot owner shall be an insured person under such policies with respect to liability arising out of any Lot owner's membership in the Association.

E. Deductibles.

No policy of insurance in which the Association or its designee is the beneficiary shall include a deductible clause in the amount greater than \$500.00 or 1% of the face amount of the policy. After notice and the opportunity for hearing, the Association may determine that a loss, either in the form if a deductible to be paid by the Association or an uninsured loss, resulted from the act or negligence of a Lot owner. Upon said determination by the Association, any said loss or portion thereof may be assessed to the Lot owner in question and the Association may collect the amount from said Lot owner in the same manner as any annual assessment.

ARTICLE XXIII

TERM AND RIGHT TO ABATE VIOLATIONS

The provisions contained herein shall run with and bind Subject Property and shall inure to the benefit of and be enforceable by or against any owner of land included in Subject Property, their respective legal representatives, heirs, successors, and assigns and shall remain in full force and effect until and unless an instrument signed by two-thirds of the then owners of Subject Property has been recorded, agreeing to change said covenants in whole or in part.

If any Lot owner or persons in possession of any said Lots shall violate or attempt to violate any of the covenants, conditions, and restrictions herein contained, it shall be lawful for any other person or persons owning real estate situated in the Subject Property to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants, either to prevent him, her, or them from so doing or to recover damages from such violations. Failure by any land owner to enforce any restrictions, conditions, covenants, or agreements herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior to or subsequent thereto.

The invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions that shall remain in full force and effect. No provisions contained herein shall be construed to restrict Declarants or their assigns' right to construct roads or subdivide, by plat or otherwise, the real property described herein.

IN WITNESS WHEREOF, Pavloski Investments, LLC, a Wisconsin limited liability company, does hereby cause this instrument to be executed in its name on the day and year first written above.

PAVLOSKI INVESTMENTS, LLC

By: *Patrick Pavloski*
Patrick Pavloski
Authorized Representative

STATE OF WISCONSIN)
)ss
WOOD COUNTY)

Personally came before me this 7th day of January, 2005, the above-named Patrick Pavloski, the Authorized Representative of Pavloski Investments, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Terrie L. Stull
Terrie L. Stull
Notary Public Ozaukee Co., Wisconsin
My commission ~~is permanent~~ expires: 2-25-07

This instrument drafted by:
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202
(414) 276-3400

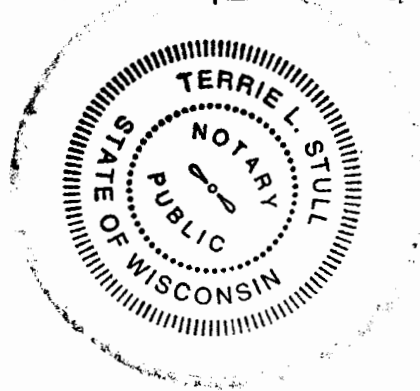


EXHIBIT A
TO
COPPER POINT DECLARATION

The South One-Half of the Southwest Quarter (S1/2 of SW1/4) of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, lying Northerly of CTH "G", EXCEPT 15th Avenue and 16th Avenue.

The Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 18, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, EXCEPT 15th Avenue.

The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, EXCEPT 15th Avenue and EXCEPT CTH "G".

The North One-Half of the Northwest Quarter (N1/2 of NW1/4) of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, lying Northerly of CTH "G", EXCEPT 15th Avenue.

The Southeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 17; The Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 20; all in Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

EXCEPT: All lands lying Northwesterly of County Trunk Highway "G".

ALSO EXCEPT: All lands lying below the ordinary high water mark of Castle Rock Flowage.

ALSO EXCEPT: A strip of land, 100 feet in width, lying adjacent to and parallel with the ordinary high water line of Castle Rock Flowage.

ALSO EXCEPT: Part of the Southwest Quarter of the Northwest Quarter of said Section 20 which lies South of the following described line: Commencing at the West Quarter corner of said Section 20, thence N 00°04'23" E along the West line of the Northwest Quarter of said Section 20 a distance of 148.07 feet to the POINT OF BEGINNING, thence S 38°20'08" E a distance of 141.05 feet, thence N 65°41'30" E a distance of 63.65 feet, thence N 75°38'51" E a distance of 38.61 feet, thence S 72°23'39" E a distance of 108.05 feet, thence N 34°58'50" E a distance of 82.07 feet, thence N 46°31'18" E a distance of 206.97 feet, thence N 75°12'09" E a distance of 155.20 feet, thence S 73°50'39" E a distance of 156.11 feet, thence N 81°35'30" E a distance of 114.07 feet, thence S 67°37'14" E a distance of 40.19 feet, thence S 59°57'30" E a distance of 129.41 feet, thence S 22°39'05" E a distance of 123.94 feet, thence N 77°34'44" E a distance of 143.42 feet, thence S 82°33'27" E a distance of 51.77 feet, thence N 40°05'39" E a distance of 153.42 feet to the End of this description.

The properties which this covenant affects are Lot 1 (One) through Lot 12 (Twelve) and Outlot 1 (One) of the Town of Germantown Plat of Copper Point.

Filed on the 10th day of JANUARY, 20 05 in Volume 11 of Plats at Page 26 as Document Number 637732.

EXHIBIT B
TO
COPPER POINT DECLARATION

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, bounded and described as follows;

Commencing at the West Quarter corner of said Section 20, thence N 00°04'23" E along the West line of the Northwest Quarter of said Section 20 a distance of 148.07 feet to the POINT OF BEGINNING, thence continuing N 00°04'23" E along said West line a distance of 1055.32 feet, thence N 90°00'00" E a distance of 33.00 feet to a non-tangent curve to the left which has a radius of 25.00 feet, a delta angle of 90°04'23" and a chord that bears S 44°57'48.5" E a distance of 35.38 feet, thence along the arc of said curve a distance of 39.30 feet, thence N 90°00'00" E a distance of 116.20 feet to a curve to the left which has a radius of 1967.00 feet, a delta angle of 08°36'03" and a chord that bears N 85°41'58.5" E a distance of 294.99 feet, thence along the arc of said curve a distance of 295.27 feet to a curve to the right which has a radius of 2033.00 feet, a delta angle of 17°12'06" and a chord that bears N 90°00'00" E a distance of 608.06 feet, thence along the arc of said curve a distance of 610.35 feet to a curve to the left which has a radius of 1967.00 feet, a delta angle of 08°36'03" and a chord that bears S 85°41'58.5" E a distance of 294.99 feet, thence along the arc of said curve a distance of 295.27 feet, thence N 90°00'00" E a distance of 462.39 feet, thence S 00°04'23" W a distance of 1004.66 feet, thence N 83°08'13" W a distance of 151.06 feet, thence N 78°23'59" W a distance of 153.09 feet, thence S 85°15'34" W a distance of 150.53 feet, thence S 40°05'39" W a distance of 153.42 feet, thence N 82°33'27" W a distance of 51.77 feet, thence S 77°34'44" W a distance of 143.42 feet, thence N 22°39'05" W a distance of 123.94 feet, thence N 59°57'30" W a distance of 129.41 feet, thence N 67°37'14" W a distance of 40.19 feet, thence S 81°35'30" W a distance of 114.07 feet, thence N 73°50'39" W a distance of 156.11 feet, thence S 75°12'09" W a distance of 155.20 feet, thence S 46°31'18" W a distance of 206.97 feet, thence S 34°58'50" W a distance of 82.07 feet, thence N 72°23'39" W a distance of 108.05 feet, thence S 75°38'51" W a distance of 38.61 feet, thence S 65°41'30" W a distance of 63.65 feet, thence N 38°20'08" W a distance of 141.05 feet to the West line of the Northwest Quarter of said Section 20 and the POINT OF BEGINNING.

The properties which this covenant affects are Lot 1 (One) through Lot 12 (Twelve) and Outlot 1 (One) of the Town of Germantown Plat of Copper Point.

Filed on the 10th day of JANUARY, 2005 in Volume 11 of Plats at Page 26 as Document Number 637732.

EXHIBIT C TO COPPER POINT DECLARATION

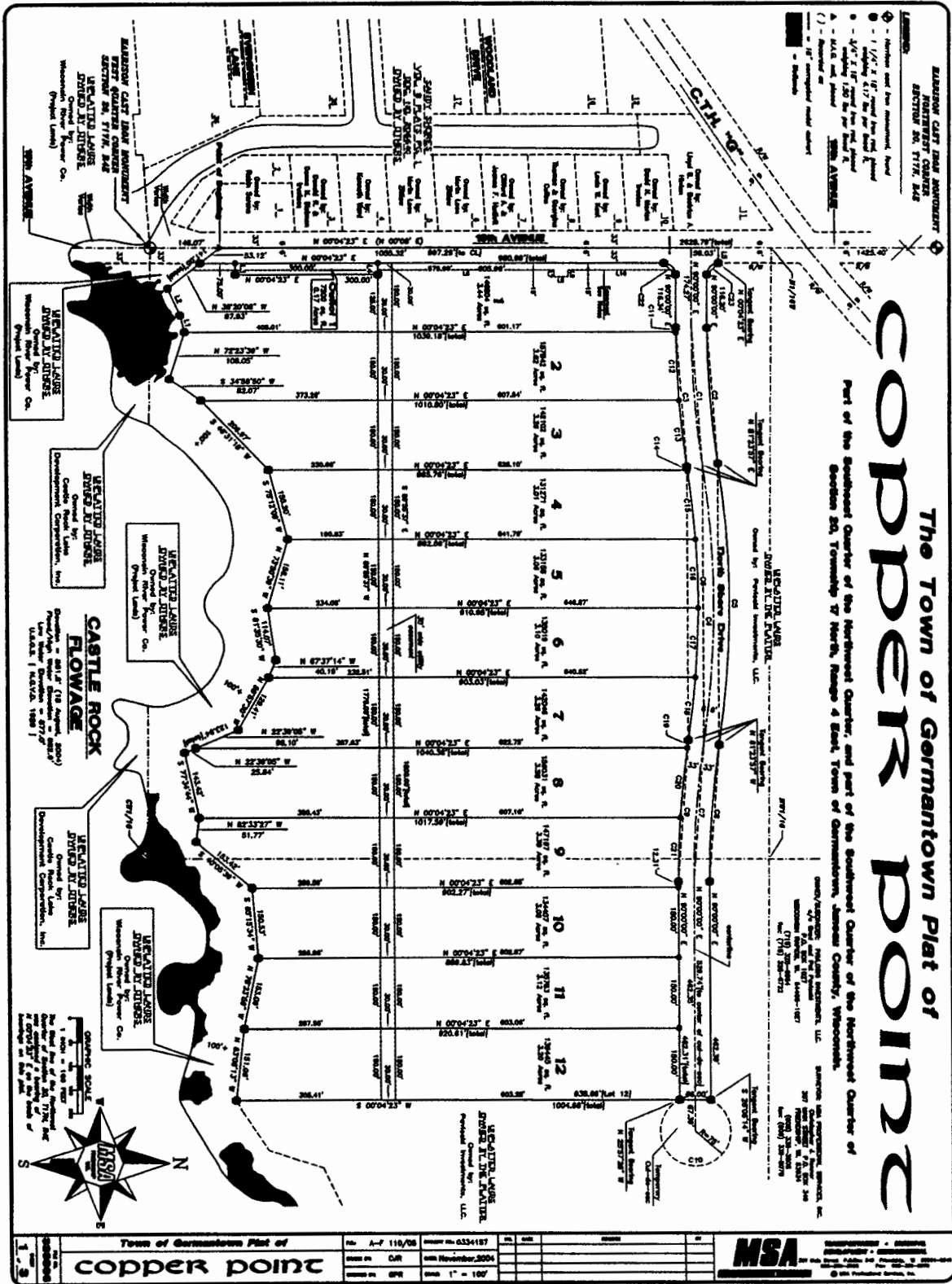


EXHIBIT C TO COPPER POINT DECLARATION

The Town of Germantown Plat of COPPER POINT

Part of the Southwest Quarter of the Northwest Quarter, and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Jefferson County, Wisconsin.

GENERAL COUNTY ENGINEER OR ENGINE
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

Register of Deeds

NOTICE

Under 1.04 of the proposed Declaration, the following information is provided to the public. The Declaration of Copper Point is a plat of land for the purpose of subdividing the land into lots. The Declaration is subject to the provisions of the Wisconsin Statutes, Chapter 231, and the rules of the Wisconsin Department of Natural Resources, Chapter DNR 11.04.

Date: 12th August 2004

Name: David J. Buehler, Jr., as Agent, Attorney at Law

Address: 1000 North Lincoln Street, Suite 200, Madison, WI 53703

City: Madison, WI

State: WI

Zip: 53703

Phone: 608-261-1111

Fax: 608-261-1111

E-mail: dbuehler@buehler.com

Web: www.buehler.com

Signature: _____

Date: 12th August 2004

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

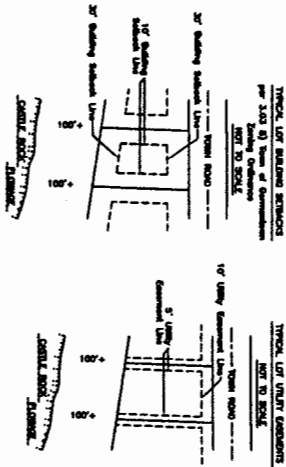
E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____



GENERATOR OF EXHAUST FUELS
TECHNICAL IDENTIFICATION
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

Register of Deeds

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

QUALITY ASSURANCE
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

Register of Deeds

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

E-mail: _____

Web: _____

Signature: _____

Date: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Fax: _____

Town of Germantown Plat of
copper point

MSA Map Service Agency, Inc. 10000 Wisconsin Avenue, Suite 1000, Rockville, MD 20850-4201

**DECLARATION OF
COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
THE FIRST ADDITION TO
COPPER POINT**

DOCUMENT # 661253

Recorded
SEP. 13, 2007 AT 11:30AM
CHRISTIE BENDER
REGISTER OF DEEDS
JULIAU CO., WI
Fee Amount: 497.00

Document Number

Title of Document

THIS DECLARATION, made this 13th day of September, 2007, by J. Adams Investments, LLC, a Wisconsin Limited Liability Company under the laws of the State of Wisconsin (hereinafter referred to as "Declarant" or "Developer").

WITNESSETH:

WHEREAS, DECLARANT, J. Adams Investments, LLC, is the owner of the real property more particularly described in Exhibit A attached hereto and made a part hereof (the "Land").

Record this document with the Register of Deeds

Name and Return Address,
Atty. Michael D. O'Gorman
Lichtalnn & Heersel, s.c.
111 E. Wisconsin Ave., Suite 1800
Milwaukee, WI 53202

*J. Adams Investments, LLC
PO Box 1027
Wisconsin Rapids, WI
54495*

WHEREAS, DECLARANT is the owner of the real property (hereinafter "Subject Property" being part of said Land) and the description of which is set forth on Exhibit B attached hereto and incorporated by reference herein. The Subject Property described on Exhibit B is shown on the Final Plat marked as Exhibit C and incorporated by reference herein.

WHEREAS, DECLARANT reserves the right, at DECLARANT'S option and in its sole discretion, to subject to this Declaration the remaining "Land" not included in the real estate described in Exhibit B, as well as other lands acquired by Declarant or Declarant's affiliates which are not legally described herein. This land, (the "Expansion Property") including any additional common areas, if any, and the right to use additional portions of the existing common areas and 100 foot easement strip located along the shoreline of Castle Rock Lake (the "100 foot easement strip" or "Shoreline Property") may be subjected to this Declaration in whole or in part, at any time or from time to time by recording a Supplemental Declaration or Declarations to the Declaration ("Expansion Declaration"). This Expansion Property is intended to encompass additional lots, Outlot(s), the right to use the existing common areas and additional portions of the 100-foot easement strip, common piers and other common property. Each owner of a residential lot or unit shall be considered an owner under this Declaration. In accordance with this Declaration, only certain lot owners shall have rights to use the common piers, but all owners will have common enjoyment rights in the 100-foot easement strip or other common property. The lot owners shall also become members in the Copper Point

Waterfront Community Association, Ltd. with the rights and duties set forth in Article ³ XXIV of this Declaration.

WHEREAS, this Declaration amends and supplements the Copper Point Declaration of Covenants, Conditions and Restrictions dated January 7, 2005, and recorded with the Register of Deeds for Juneau County, Wisconsin on January 10, 2005, as Document No. 637733, as amended.

WHEREAS, the Subject Property also includes the Outlot(s), if any, and common piers on the 100 foot easement strip as well as the right to use the aforesaid 100 foot easement strip adjacent to said Subject Property. The right to use said piers and the 100 foot easement strip are subject to the provisions of this Declaration and the recorded Nonexclusive License Agreement entered into by Pavloski Investments, LLC and/or its assigns and to be assigned to the Copper Point Waterfront Community Association, Ltd.

WHEREAS, DECLARANT, desires to provide for the preservation of the values and amenities of Subject Property and, to this end, desire to subject aforesaid Subject Property to the covenants, conditions, restrictions and charges hereinafter set forth, each and all of which is and are for the benefit of Subject Property as a whole and all owners of any part thereof.

NOW, THEREFORE, DECLARANT does hereby give notice to all purchasers and their successors of any portion of Subject Property herein before described and whomsoever it may concern that Subject Property is, and each and every conveyance or any portion of Subject Property will be, subject to the following

covenants, conditions, restrictions and charges which will inure to the benefit of and pass with Subject Property, and each and every parcel thereof, and shall apply to and bind each successor in interest, and any owner thereof.

ARTICLE I

GENERAL PURPOSE

The purpose of this Declaration is to insure the best use and the most appropriate development and improvement of the Subject Property; to protect owners of Subject Property against such use of surrounding property as will detract from the value of their property; to insure the highest and best development for Subject Property, to encourage and secure the erections of attractive structures thereon with appropriate locations thereof on each parcel; to promote harmonious improvement of Subject Property; to secure and maintain proper setbacks from the roads, and adequate free spaces between structures; and in general to provide adequately for quality improvement of the Subject Property, and thereby to preserve and enhance the value to investments made by purchasers of the Subject Property therein.

ARTICLE II

USE OF LAND

All terms, regulations and conditions of any applicable township, county or state zoning or subdivision ordinances, statute or regulation shall be and remain in

effect.

No noxious or offensive trade or activity shall be carried on upon the Subject Property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

No on-site un-housed storage will be allowed for excess material and infrequently used vehicles. Storage of snowmobiles, boats, trailers, campers, golf carts and other seasonal items frequently used off of Subject Property will be allowed except on lots that abut the man-made lakes and ponds, provided they are not kept closer than 30 feet from any public road, 10 feet from any property line, and are as determined by the Architectural Control Committee, properly screened from view by structure or vegetation.

Outdoor toilets shall not be permitted.

LP tanks must be buried.

No horses, cows, goats, pigs, sheep, poultry or fowl of any kind will be permitted to be kept on any part of Subject Property, however, the Lot Owners abutting the private ponds or lakes may choose to have the water patrolled by swans or similar to control the goose population. Pets will be permitted and shall be properly restrained so as to avoid becoming an annoyance or nuisance to the neighborhood and shall be in accordance with any other applicable ordinance. All exterior lighting shall not interfere with the use and enjoyment of neighboring properties.

No trailers, mobile homes, converted buses, doublewide trailer homes, tents, shacks, garage, or other temporary structures shall be used on any lot at any time as a residence either temporarily or permanently. No temporary living in a basement shall be allowed.

No outdoor wood burning stoves are allowed. The clubhouse to be located in the common area may utilize an outdoor wood burning stove.

ARTICLE III

TYPE OF MATERIAL: SIZE OF STRUCTURE

All structures erected shall be completed within one (1) year after commencement of construction. Building exterior must be of brick, stone, metal, wood or maintenance free siding (example, steel, vinyl, aluminum) and such exterior must be suitably finished.

No buildings shall be erected, altered, placed or permitted to remain on any lot other than a single-family dwelling.

Dwellings located on lots that abut the 100' strip (waterfront lots) must have a minimum of 2500 square feet of living area. Dwellings on Lots 36 through 44 inclusive must have a minimum of 2000 square feet of living area.

Dwellings located on any of the man-made lakes/ponds must have a minimum of 1500 square feet and a maximum of 2500 square feet above grade. These dwellings must also have a nine (9) foot exposed basement toward the man-made lakes/ponds. The exposed basement must be faced in stone, cultured stone,

brick, or a similar material approved by the architectural committee.

Dwellings on the off-water lots and Lots 131 through 152 inclusive must have a minimum of 1500 square feet of living area.

Living space is determined by the outside dimensions (exclusive of garages, porches, patios, breezeways, sun rooms and similar additions) of the exterior walls of above grade finished living space. In no event shall floor space which is partially or completely below finished yard grade (such as basement space, whether or not exposed, and/or the lower level of a split level) be counted for purposes of determining minimum or maximum square footage of living space. The minimum square footage shall be determined as of the time of initial construction, and shall not consider or include unfinished areas or future additions. A one-car garage will not be permitted. All homes shall include an attached garage with a minimum of 576 square feet. The Architectural Control Committee, at its sole discretion, may prohibit any attached garage which has an exterior appearance of having a capacity of more than three (3) cars. There will be no detached garages allowed.

Finishes shall be of colors that are in harmony with the colors of the natural surroundings, such as those commonly referred to as "earth tones."

The main portion of the roof shall have a minimum pitch of 6/12. A lesser pitch over other areas, such as porches, breezeways and bays, may be permitted or denied at the sole discretion of the Architectural Control Committee.

ARTICLE IV

GARBAGE AND REFUSE DISPOSAL

No lots shall be used or maintained as a dumping ground for rubbish, trash, or garbage, nor shall any waste be kept on Subject Property, except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall comply with all local, state, and/or other regulations.

ARTICLE V

BUILDING LOCATION

All buildings shall be located on their respective lots in accordance with the applicable state, county, or township regulations, ordinances or laws which shall supersede any provisions contained herein. In addition, no building or other structure permitted under the terms of this agreement shall be located closer than 30 feet to any public road, and 20 feet from the side yard or 10 feet from accessory buildings. On parcels that abut the 100-foot easement strip, any structures must be a minimum of 30 feet from the 100-foot easement strip. Subject to the provisions contained in the recorded plat, on parcels that abut the internal lakes or ponds, any structures must be a minimum of 75 feet from the lot line abutting the pond or lake. Please see the recorded plat for exceptions to this with particular lots.

ARTICLE VI

TIMBER REMOVAL

Cutting of Subject Property will not be allowed unless done pursuant to a timber management plan or for the purpose of clearing a building site, lawn and garden area or driveway. All stumps that are removed shall be removed from

Subject Property. Selective harvesting of trees for personal use as firewood will be allowed. The removal of brush will be allowed on the Subject Property. All dead, dying and dangerous trees must be removed from the Subject Property. If the owner of a Lot in the Subject Property does not remove all dead, dying and dangerous trees in a timely fashion, the Board shall have the right to remove the dead, dying or dangerous trees at the expense of the owner of such Lot in the Subject Property. Timber removal and management must be approved by the Architectural Control Committee.

ARTICLE VII

ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee (hereinafter the "Committee") for Copper Point Subdivision is hereby established. The Committee shall consist of not less than two members, designated as hereinafter set forth. The decision of the majority of the members of the Committee shall be final and binding upon all parties. The Committee members shall not be entitled to compensation for services performed pursuant to this paragraph. The initial members of the Committee shall be appointed by the Developer, and the Developer shall be entitled to remove and replace members of the Committee, at its sole discretion, as long as Developer owns a Lot in the subdivision; thereafter, the Committee shall consist of the Board of Directors of the Owner's Association, established as hereinafter set forth, provided said Owner's Association is in existence. If the Owner's Association is not legally in existence at any time after which there is no longer any Lot owned by the Developer

10

in the subdivision, the Committee shall continue in existence with its then existing members, and Committee members shall be subject to removal, replacement and/or appointment as follows: by majority vote of the Committee members in attendance at a Committee meeting called by any one or more Committee members for that purpose; and/or by majority vote of Lot owners in attendance at a meeting of Lot owners called by any one or more Lot owners for that purpose. Lot owner meetings called to remove, replace and/or appoint Committee members shall require not less than 10 days written notice to at least one owner of each Lot, by personal delivery or by First Class U. S. Mail addressed to the last known owner and address as shown on the tax roll.

ARTICLE VIII

ARCHITECTURAL CONTROL

No dwelling, building, swimming pool, gazebo, driveway, tennis court, light post, or other structure or improvement shall be constructed, erected, placed or altered on any Lot in Copper Point Subdivision without the approval of the Architectural Control Committee. For any undertaking requiring approval of the Architectural Control Committee, three sets of plans [including building construction plans (with roof, siding and trim colors), site plans, grading plans (where necessary) and landscaping plans] shall be submitted to the Architectural Control Committee. If and when plans are approved, two sets of the approved plans shall be signed, dated, and returned by the Architectural Control Committee to the Lot owner as evidence of such approval. The Lot Owner will provide the Architectural Control Committee with a postage paid

11

envelope in order to mail back approved/disapproved plans to the Lot Owner. Any minor changes or revisions required by the Architectural Control Committee may be noted as an exception to approval on the plans and detailed in a letter to the Lot owner. The Architectural Control Committee may also request that revisions shall first be made to the plans by the owner's agent before approval is given. Once the Architectural Control Committee's approval has been given the plans shall be strictly adhered to by the Lot owner, unless subsequent changes are approved by the Architectural Control Committee.

In passing upon the plans and specifications, the Committee may take into consideration the suitability of the proposed building or other structure or improvement, its design, elevation, color, construction materials, the harmony thereof with surrounding buildings, its proposed location, the view from other properties in the subdivision, and such other matters of terrain, environmental impact, aesthetics, and impact upon other Lots in the subdivision as the Committee may deem appropriate. The Committee shall have the right to waive minor infractions or deviations from these restrictions in the case of hardship and/or common sense. Any action by the Committee shall be final and conclusive as to all persons then or thereafter owning Lots covered by these restrictions. The Committee shall not be liable for actions taken or decisions made in good faith. Any Lot owner who causes or allows any improvements to be constructed, installed, placed or altered on the Lot without prior written approval of the committee may be required to remove such improvement in its entirety at the Lot owner's expense.

In addition to the requirements of these restrictions, all construction shall comply with applicable zoning and building code requirements. It is not intended that the Developer or Committee have full knowledge of, or expertise in, matters of zoning, building codes or proper drainage. The Developer or Committee shall have no liability or responsibility in the event it approves plans which fail to comply with applicable zoning or building codes, and/or which fail to properly handle drainage. In the event that approved plans violate applicable zoning or building codes, or fail to properly handle drainage, it shall be the sole responsibility of the Lot owner to discover and determine the error, to have the appropriate corrections made to the plans, and to resubmit the corrected plans to the Committee for its approval.

No exposed poured concrete or concrete block over twelve (12) inches above grade shall be permitted on any house. Where block or concrete would otherwise be exposed, it must be covered by the house siding, or by brick or stone. The roofing of all dwellings shall consist of fully dimensional asphalt shingles, with minimum 300 lb., dimensional shingles or wood or tile. Conventional asphalt shingles shall not be permitted. The Architectural Control Committee, in its sole discretion, may permit or prohibit the use of other types of roofing materials (such as fiberglass shingles) having substantially the same appearance as the permitted materials, as it may deem appropriate, to preserve the architectural integrity and quality of appearance of dwellings in the subdivision. Further, the Architectural Control Committee may, in their sole discretion, permit the use of such other forms of high quality and aesthetically pleasing roof materials as may be available now or in the future, including but not

limited to masonry and/or copper.

13

There are to be no exterior walls without windows and/or doors. If architectural insets are used they must be wrapped and shuttered the same as windows on the rest of the house. The Architectural Control Committee retains the right to require additional architectural detail.

No white windows will be allowed.

All fireplace chimneys shall be brick, stone, cultured stone or masonry faced with stucco regardless if the fireplace is on an exterior or interior wall.

Outbuildings, such as gazebos, pool equipment and/or changing room facilities, etc. may be allowed, provided they are approved, as to design, location and landscaping, by the Architectural Control Committee. No outbuilding or detached structures are permitted on Lots which abut a private lake or pond. No outbuilding shall be constructed on any Lot prior to the commencement of construction of the single-family residence on such Lot. All Lot owners are further advised that outbuilding construction is also subject to applicable zoning ordinances, and may be prohibited or restricted unless a variance or conditional use permit is obtained.

In-ground swimming pools shall be permitted, subject to the approval of the Architectural Control Committee, if they meet the Town of Germantown and County ordinances and specifications. Above ground swimming pools are prohibited. Hot tubs and spas are permitted. Architectural Control Committee approval is not required for portable units, but is required for permanently installed units. If placed on a concrete slab, the slab requires approval. If covered with a gazebo type structure, the gazebo

requires approval, whether or not the gazebo is permanently affixed to the ground.

All Lot Owners shall mow their yards in a first class manner. In addition to the normal maintenance and mowing of lawn areas on a Lot, the owner of each Lot abutting a private lake or pond shall also maintain the lawn and yard area from the back of the Lot from the property line (rear lot line) to the bank of the lake or pond. In addition to mowing the area between the rear Lot line and the lake or pond, the Lot owner shall keep this area free of debris and in all other ways properly maintained. Notwithstanding the foregoing, in the event a Lot Owner fails to maintain their yards or the area from a rear lot line to a pond, the Owner's Association, in its sole discretion, shall have the right, but not the responsibility, to undertake mowing and/or other lawn maintenance on the Lot or within the area between the rear Lot line and a private lake or pond, and to charge the cost thereof to the Lot Owner as a special assessment.

Landscaping plans, showing trees, bushes, planting beds, walkways, ornamental fences, arbors and other features must be submitted for approval by the Architectural Control Committee in conjunction with building plans.

At a minimum, landscaping shall include at least four (4) evergreen trees having a minimum height of four (4) feet above grade planted in the front yard, foundation plantings locating along the elevations of the building facing a public street and sodded or seeded lawns on all four (4) sides of the home. The landscaping shall be installed within twelve (12) months following issuance of an occupancy permit for the home. Said trees should be hardy, low maintenance,

disease resistant, native species classified as "large" trees that will grow to a height of 20 to 100 feet at maturity.

The owner of each Lot abutting a private lake or pond has additional landscaping requirements. No deciduous trees are allowed on lots abutting a private lake. Deciduous trees are those that lose all of their leaves for part of the year. If a deciduous tree grows (naturally or from planting) on a lot abutting a private lake it is the owner's responsibility to remove the tree before the end of September of that year. Examples of deciduous trees are maple, oak, elm, aspen, and birch. Deciduous trees are not allowed due to the fact that many of the leaves will end up in the private lake. It is also important for the owner of a lot abutting a private lake or pond to control erosion. During home construction, remodeling, landscaping, etc. preventative measures must be taken to control soil erosion.

All landscaping (including permanent lawns) shall be performed in accordance with the plan approved by the Architectural Control Committee and shall be completed within twelve (12) months following the issuance of the occupancy permit for the home, or if said permit was granted after August 31, said completion shall be on or prior to June 1 of the following year.

Any landscaping completed by Declarant that may be on a Lot or in the yard area in front of the Lot from the property line (front lot line) to the back of curb and gutter section or shoulder of the public roadway; including trees, plantings, grass areas, ponds, signs, and brick/stone/wood piers or other ornamentation shall be maintained by the Lot Owner. Maintenance of such landscaping shall be become

the Lot owners responsibility after closing, and the Declarant shall have no further responsibility as to the growth, survival or maintenance of such landscaping.

Landscaping completed by Declarant that may be on the common areas of the Subdivision, including trees, plantings, grass areas, ponds, signs, and brick/stone/wood piers or other ornamentation are to be maintained by the Association. Upon completion of any common area landscaping or improvements, maintenance of such landscaping shall become the Owner's Association's responsibility and the Declarant shall have no further responsibility as to the growth, survival or maintenance of such landscaping or improvements.

ARTICLE IX

COMMENCEMENT OF AND COMPLETION OF CONSTRUCTION

Before any construction shall be commenced on any Lot, the driveway shall be rough graded in a horizontal location and with a vertical alignment as approved by the Architectural Control Committee. All access to and from the home site construction area by material suppliers, contractors and other individuals shall be by this driveway location and no other means or way. This covenant is primarily for the protection of natural amenities of the site.

Any exterior construction commenced shall be completed within a one-year period and shall be ready for occupancy within that period. Also, within one year of occupancy or within two years of the commencement of construction, whichever date shall be sooner, the owner of such Lot shall landscape any area disturbed by construction, and shall complete all landscaping in accordance with the plans and

specifications approved by the Architectural Control Committee.

During the time of construction, the Lot owner shall be responsible to see that his or her contractor maintains a constant cleanup of all scraps, paper or other waste materials, and all dirt and mud tracked onto public streets, and that all access to the site is through the approved driveway, and by no other means or way. The Lot owner shall further be responsible for the repair of any and all damage to the public or private right-of-way adjacent to the Lot, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale and/or culvert, and to any drainage ditches, swales and/or other drainage facilities on the Lot, occurring prior to completion of construction.

During any earth moving activities, proper erosion control practices shall be installed to prevent sediment entering storm water drainage ways or leaving the immediate construction site. All Lot Owners abutting the private lakes or ponds shall take extra care to utilize proper erosion control measures, including, but not limited to, the installation of silt fencing, to prevent sediment from entering the ponds or lakes during any earth moving activities.

ARTICLE X

DRIVEWAYS; DRIVEWAY RESTRICTIONS

The owner of each Lot shall, within six-months of the date of issuance of an occupancy permit for the construction of a residence on a Lot, install a hard surfaced concrete, red granite, or asphalt driveway. Said driveway shall extend from the vehicle entry to the garage to an intersection with the public street.

The driveway shall have a minimum of a three (3) foot side yard setback, unless

18
otherwise approved in writing by the Committee (in its sole discretion). No straight driveways will be permitted, unless approved by the Architectural Control Committee in cases where a straight driveway is the only option. Straight driveways will be permitted for Lots abutting private lakes or ponds.

ARTICLE XI

HOME CONSTRUCTION ON LOT AND HEIGHT OF GRADE

Any Architectural Control Committee approval for a Lot owner's proposed home on a Lot constitutes approval of the home with regard to style, size and other requirements per these restrictions, and does not guarantee any particular grading elevation, floor elevation or home placement for a future home that Lot owner may build on such Lot. Lot owner has the responsibility and obligation to investigate and obtain qualified opinions from experts that the subject Lot will accommodate the home, placement and grading that Lot owner intends.

No owner of any Lot shall or will at any time alter the grade of any Lot from that which is naturally occurring on that Lot at the time the site development improvements have been completed by the Developer unless and until the Lot owner shall first obtain the written approval of the Architectural Control Committee for such grade alteration. In order to obtain this approval, it shall first be necessary for the Lot owner, at the Lot owner's expense, to have prepared a grading plan which shows in detail the area to be re-graded, the existing and proposed topography, analyzes the effects on site drainage, states that the effects on site drainage will not be in violation of

19

law as to alteration of natural drainage courses, and is a plan which does not unreasonably affect an adjacent property owner as regards drainage or their viewing of unreasonable slope treatment. The Architectural Control Committee's approval, if granted, shall not relieve the Lot owner from the ultimate responsibility for the design, performance, and function of the grade alteration and/or drainage condition, and the Lot owner by requesting the alteration, and/or by altering the grade, thereby agrees to indemnify and hold harmless the Developer and Association and its agents, employees and independent contractors regarding the same. The Developer or Association and/or their agents, employees or independent contractors shall have the right to enter upon any Lot, at any time, for the purpose of inspection, maintenance, correction of any drainage condition, and the Lot owner is responsible for cost of the same. The top of any basement walls shall not exceed four feet above existing grade. The Developer makes no representations or warranties that a particular Lot will allow for the construction of a basement, or an exposed basement.

ARTICLE XII

NUISANCES

No noxious or offensive activities shall be carried on upon any Lot or Outlot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

ARTICLE XIII**OUTDOOR STORAGE**

No on-site un-housed storage will be allowed for excess material and infrequently used vehicles. Storage of snowmobiles, boats, trailers, campers, golf carts and other seasonal items frequently used off of Subject Property will be allowed except on lots that abut the man-made lakes and ponds, provided they are not kept closer than 30 feet from any public road, 10 feet from any property line, and are as determined by the Architectural Control Committee, properly screened from view by structure or vegetation.

ARTICLE XIV**SIGNS**

No sign of any kind shall be displayed to the public view on any Lot except for the following: (1) One sign not more than two square feet in size identifying the property of the owner, (2) One information tube style sign (approximately 5" x 5" x 18" in size) advertising the property for sale. The tube style sign may say "information" or "info" only. No telephone numbers, "for sale" wording, or realtor's name may be listed on the tube sign. No extension or hanging sign from the tube is permitted. (3) Such signs as may be used by the Developer in Developer's discretion in conjunction with Lot sales in the Land or other developments of the Developer or its affiliates to be placed on Lots or Outlots, and one or more subdivision entrance signs as may be erected by the Developer and/or by the Owner's Association.

ARTICLE XV**ANTENNAE**

No exterior antennae, other than two dish type antenna not exceeding thirty (30) inches in diameter, shall be allowed on any Lot. With respect to dish antennas not exceeding thirty (30) inches in diameter, they shall not be attached to the front of any house, nor shall same be located in the front yard of the residence.

ARTICLE XVI**MAILBOX**

Each Lot shall have a uniform mailbox and newspaper box and post which the Lot owner shall purchase from the Developer. The Developer may decide at the Developer's discretion to install community mailboxes/mail stations that would be located near the clubhouse. The community mailbox/mail stations would be in place of the individual mailboxes at lots throughout the development.

ARTICLE XVII**SEVERABILITY**

Invalidity of any provision of this Declaration, regardless of how determined, shall in no way affect any of the other provisions, which shall remain in full force and effect.

ARTICLE XVIII**OUTLOT(S)**

Outlots 1, and Outlots 3-16, inclusive are common areas for the Subdivision. Each Lot in the subdivision shall be deemed to include an equal

undivided ownership interest in those Outlot(s), and each conveyance of a Lot in the subdivision shall be deemed to include the conveyance of such undivided interest, whether or not specifically set forth in the instrument of conveyance. Outlot 2 has been dedicated to the public for public parking as described on the Plat and is not common area for the Lots in the Subdivision. Outlot 1 is preserved for open green space. Outlot 3 is a private parking lot for all Copper Point Lot Owners for access to the 100 foot strip. Outlot 4 and Outlot 6 are reserved for Lot Owners for pedestrian access to the 100 foot strip. Outlot 5 is preserved for open green space and is to be maintained as a grassy area with no trees. Trees and brush that grow naturally shall be removed from Outlot 5. Outlot 7 is a private parking lot for all Copper Point Lot Owners for access to the 100 foot strip and for use as pedestrian access to the 100 foot strip. Outlot 8 and Outlot 9 are to be preserved as wooded green spaces along Highway G. Small stone entrance signs may be placed on Outlot 8 and Outlot 9. Outlot 10 is a private parking lot for accessing the 100 foot strip. Declarant will construct a clubhouse with indoor swimming pool and, fitness room, etc. Outlot 10 may be used for swimming, use of the pond, tennis court, sand volleyball court, putting green, and private parking lot. Outlot 12 will be open green space and will include a stone Copper Point sign, landscaping, drilled well, sprinkling system, planted trees, a large grassy area to be regularly mowed like a lawn, and stone spillways to the fishing pond. Outlot 13 will be a stocked fishing pond. Outlot 14 will include Copper Lake, a private lake to be used and maintained by the Lot Owners which abut Outlot 14. Outlot 15 is a private parking lot for accessing the 100 foot

strip. Outlot 16 is wooded green space along Highway G. Two small stone entrance signs may also be placed in Outlot 16.

ARTICLE XIX

MAINTENANCE OF DRAINAGE EASEMENTS, LAKES, PONDS, COMMON AREAS, ENTRANCE SIGNAGE, ISLANDS, ACCESS EASEMENTS, PUBLIC PATHS AND FENCES

The Owner's Association has the responsibility of properly landscaping and maintaining all Outlots and common areas, and related improvements, lakes, ponds, walking paths, fences, clubhouse and all its amenities, tennis court, volleyball court, putting green, common parking areas, street islands and subdivision entrance signage, and maintaining the street signs and street lights, if any, within the subdivision. Subject to the provisions of Article XX below, the Owner's Association (unless such obligation is assumed by the Town of Germantown) further has the responsibility of properly maintaining all drainage easement areas located within the individual Lots and Outlots, which are subject to this Declaration and the lakes and ponds and all drainage easement areas within common areas. Maintenance of the lakes and ponds shall include, but not necessarily be limited to: preservation of the embankments; prevention of erosion above, around, and downstream from the lakes and ponds; dredging if and when necessary, annual treatment with algaecide chemicals and other necessary measures to reduce algae and maintain the appearance of the pond and "water color", and the annual stocking of fish. The Developer and Owner's Association hereby reserve a 25 foot wide permanent easement along the rear lot line of all Lots abutting the lakes and ponds for the purpose of maintaining the lakes and ponds as described

above. The maintenance of the lakes and ponds is at the discretion of the Declarant during the period of Declarant control of the Association. The Declarant and/or the Association shall have the right to promulgate rules and regulations which shall govern the use of the private lakes and ponds, the clubhouse and all its amenities, tennis court, volleyball court, and putting green.

ARTICLE XX

DAY-TO-DAY MAINTENANCE OF DRAINAGE EASEMENT AREAS, LAKES, PONDS AND LANDSCAPING BERMS

The day-to-day maintenance of any drainage easement area located on an individual Lot shall be the responsibility of the owners of such Lot. Day to day maintenance includes such items as cutting grass, raking leaves, removing fallen trees and branches, and removing other minor obstructions. Any major improvements shall be the responsibility of the Copper Point Waterfront Community Association, Ltd. or the Town of Germantown as the case may be. The day-to-day maintenance of any landscaping berms and plantings located on an individual Lot shall be the responsibility of the owners of such Lot. Notwithstanding the provisions of Article VI, the owners of such Lots are prohibited from cutting or removing any trees or other plantings located on a landscaping berm. The owners of Lots which abut the private lakes or ponds shall maintain the existing sand beach located on these lots. Each owner of a Lot abutting a pond shall maintain the sand within their Lot and extending to the water's edge. The day-to-day maintenance of the sand areas shall include the removal of all weeds and

general maintenance such that the sand areas have a neat and uniform appearance. In the event any Lot Owner fails to perform his or her required maintenance as described above, within thirty days after receipt of written demand from the Owner's Association, the Owner's Association shall have the right to perform the repair, replacement and/or maintenance, and, in such event, the Association shall be entitled to assess the costs thereof to the Lot Owner, which cost shall become a lien against the Lot Owner's Lot until paid.

ARTICLE XXI

LAKE, POND AND DRAINAGE EASEMENT LIABILITY

The drainage easements have been created and are required by the Town of Germantown to assist in the flow and detention of surface and storm water in the subdivision. The drainage areas are not intended to be used for swimming or recreational facilities, and any use of the drainage areas for such use is strictly prohibited. Any person entering into or using the drainage areas either intentionally or accidentally do so at their own risk. The lakes and ponds located in the subdivision shall be used for swimming, fishing, and related recreational uses. The Declarant and/or the Association shall have the right to adopt rules and regulations for use of the pond that apply to all Lot owners and their invitees. By purchase of a Lot in the subdivision, each Owner and its respective successors, assigns, heirs, personal representatives, and invitees hereby waive, to the fullest extent permitted by law, any and all claims for liability against the Developer, the Association, and any Lot Owners whose Lot contains a drainage easement, or abuts a lake or pond, and their respective

agents, contractors, employees, officers, directors and shareholders, for injury or damage to person or property sustained in or about or resulting from the use or existence of the lakes, ponds and drainage areas. In addition, each Owner (and its successors, assigns, heirs and personal representatives, and invitees) agree to indemnify, defend and hold harmless the Developer, the Association, and any Lot Owners whose Lot contains a drainage easement, lake or pond, and their respective agents, contractors, employees, officers, directors, members and shareholders, from and against any and all liabilities, claims, demands, costs and expenses of every kind and nature (including attorney's fees), including those arising from any injury or damage to any person (including death) or property sustained in or about or resulting from the use or existence of the lakes, ponds or drainage areas.

ARTICLE XXII

WETLAND RESTRICTIONS

In order to preserve and protect any wetlands located in this Subdivision to the greatest extent possible, no construction, land disturbing, grading, or filling activities may occur within the wetland boundaries. During all construction and land disturbing activities, the Owners of said Lots shall comply with all appropriate regulations promulgated by the County of Juneau, the Town of Germantown, the United States Army Corps of Engineers, the Wisconsin Department of Natural Resources and any other administrative agency or governmental body having jurisdiction over the Subdivision and the wetlands. Lot 39 contains a wetland. Lots 13, 19, 20, 38, 39, and 40 are subject to a 75 foot building setback requirement from the wetland boundary as

depicted on the Final Plat. No impervious surfaces may be constructed or installed within the 75 foot wetland building setback area.

ARTICLE XXIII

DECLARANT'S RIGHTS

Declarant or its affiliates have acquired or may acquire in the future other lands in the vicinity of this Subdivision, including but not necessarily limited to the lands described on the attached Exhibit A. Declarant and its affiliates shall have the express right, but not the obligation, to develop all or part of the lands described on the attached Exhibit A, and/or other lands in the area, in such a manner as to create an integrated development with this Subdivision. To accomplish that purpose, Declarant and its affiliates shall have the express right, without the necessity of obtaining the approval of the Owner's Association or any Lot Owner, to do any or all of the following:

- a. Grant easements for the use, and establish requirements for the maintenance of, common Outlots and/or other common areas such that the Owners of Lots in all of the developments have the full right of access to and use of common Outlots and/or other common areas, and the Owners of all Lots share equally in the maintenance expenses.
- b. Amend this Declaration of Restrictions so as to subject any or all of said additional lands to this Declaration of Restrictions. In doing so, Declarant and its affiliates shall have the right, when required or requested by any governmental body, to establish certain provisions which may be applicable to one or more, but less than all, of the developments.
- c. Amend the Articles of Incorporation and/or By-laws of the Owner's Association so that the Owner's Association functions as the association for all of the developments.
- d. Amend the provisions hereof with respect to the Architectural Control

Committee (ACC) so that there are separate ACCs for each development, or so that there is a combined ACC for some or all developments.

ARTICLE XXIV

COPPER POINT WATERFRONT COMMUNITY ASSOCIATION, LTD.

The Lot owners of the subdivision shall become part of a non-profit membership corporation for the purpose of maintaining, improving, policing or preserving properties in which its members shall have common rights of usage or enjoyment including Outlot(s) and common areas, and related improvements, lakes, ponds, common parking areas, street islands and subdivision entrance signage, and the 100 foot easement strip as described in the Non-exclusive License Agreement with Wisconsin River Power Company.

1. Membership in said Association shall be mandatory for every person or entity who is a beneficial owner of a fee or an undivided fee interest in any part of the real estate subject to this Declaration or any Supplemental Declaration, including contract buyers, but excluding those persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall transfer to the new owner(s) upon the conveyance of said fee interest(s).
2. The Association shall have the rights and duties to fix and collect annual or monthly assessments against each lot as follows:
 - A. The Association shall have the power to prepare and annually submit to its membership a budget of the expenditures, which it proposes to make for the ensuing year. Such budget shall include the expenses of maintaining, improving, policing, and preserving the Outlot(s) and all common facilities, common piers and the 100 foot easement strip. Such budget shall also include the expenses of maintaining the organization of the Association including, but not limited to, salaries of officers, fees paid for auditing the books of the Association and for necessary legal services and counsel fees to the Board of Directors thereof.

- B. Upon the adoption and approval of the annual budget by a majority of the members entitled to vote as established by the articles of incorporation and by-laws of the Association and by rules validly adopted by resolution of the Board of Directors of the Association, at a regular meeting or adjournment thereof, or upon the approval of a special assessment under par. D., the Board of Directors of the Association may levy an assessment against all of the Lots, the ownership of which entitles the owner thereof to the use and enjoyment of the properties controlled by the Association.
- C. The assessment levied under this section shall be levied at generally the same time each year upon all Lots. Notwithstanding any provision to the contrary contained herein, the assessments shall not be equal against each Lot. Lots 84 through 130 inclusive shall be solely responsible for all expenses associated with maintaining, improving, policing, and preserving Copper Lake located on Outlot 14.

The Developer makes no representations or warranties as to the water levels of any ponds or lakes. The Developer makes no representations or warranties as to the water levels of Castle Rock Flowage. Except as set forth below with respect to the Declarant, and with respect to the Lot Owners abutting Outlot 14, all Lot owner's shall have equal rights and shall be assessed equally for all other common areas including, but not limited to, maintenance and repair of the other Outlots and common areas. The Association shall at its first Annual Meeting set the assessment for the following year to cover the year's estimated expenses.

Declarant Control of the Association. Declarant shall have the right to appoint and remove Directors of the Association and to exercise any and all powers and responsibilities assigned to the Association, the Board, or its officers, by the Articles, Bylaws, this Declaration or the Wisconsin Nonstock Corporation Law (as amended from time to time), until the earliest of: (1) Twenty (20) years from the date that the first Lot is conveyed to any person other than Declarant; or (2) Thirty (30) days after the conveyance by Declarant to purchasers of all of the Lots, including all Lots added to this Declaration as set forth in Article XXIII above; or (3) Declarant's election to waive its right to control the Association.

Until such time as the Declarant relinquishes control of the Association as described above, Lots owned by Declarant shall be exempt from assessments for common expenses until a Lot is sold, as long as the assessment for common expenses for Lots not owned by the Declarant do not exceed the amount of projected assessments contained in the last adopted budget. Until the last day of the month during which the Declarant turns over control of the Association to the Lot owners, the Declarant shall be responsible for and pay common expenses in excess of the assessments payable by Lot owners under this formula.

After the Declarant turns over control of the Association to the Lot owners, the Declarant shall pay its share of Association assessments in the same manner as other Lot owners but only as to those Lots which have been subjected to this Declaration.

The Declarant's liability for Association assessments as provided above shall be effective on the first day of the month after the month during which the Declarant turns over control of the Association to the Lot owners.

- D. The Board of Directors of the Association may call a special meeting upon at least three (3) days written notice for the purpose of making a special assessment. The nature of the proposed special assessment shall be included in the notice. A majority of members entitled to vote shall constitute a quorum for a special meeting, and a majority of members entitled to vote who are present at the special meeting shall determine a question.
- E. The Board of Directors of the Association shall declare the assessments levied under sub B., due and payable at any time after 30 days from the date of the levy. The Association's Secretary or other officer shall notify the owner of every Lot so assessed of the action taken by the Board, the amount of the assessment of each Lot owned by such owner and the date on which the assessment becomes due and payable. The secretary shall mail the notice by U.S. mail, postage prepaid, to the owner at the owner's last-known post-office address.
- F. In the event that an assessment levied under sub B. against any Lot remains unpaid for a period of sixty days from the date of the levy, the Board of Directors of the Association may, in its discretion, file a claim for a maintenance lien against the Lot. All of the following apply to a claim for lien under this subsection:

- i. The claim may be filed at any time within six (6) months from the date of the levy.
 - ii. The claim shall be filed in the office of the clerk of circuit court of the county in which the lands affected by the levy lie.
 - iii. The claim shall contain a reference to the resolution authorizing the levy and the date of the resolution, the name of the claimant or assignee, the name of the person against whom the assessment is levied, a description of the property affected by the levy and a statement of the amount claimed.
 - iv. The claim shall be signed by the claimant or the claimant's attorney, need not be verified, and may be amended, in case an action is brought, by court order, as pleadings may be.
 - v. The clerk of circuit court shall enter each claim for a maintenance lien in the judgment and lien docket immediately after the claim is filed in the same manner that other liens are entered. The date of levy of assessment will appear on the judgment and lien docket instead of the last date of performance of labor or furnishing materials.
 - vi. When the Association has so filed its claim for lien upon a Lot it may foreclose the same by action in the circuit court having jurisdiction thereof, and ss. 779.09, 779.10, 779.11, 779.12, and 779.13 shall apply to proceedings undertaken for the enforcement and collection of maintenance liens as described in this subsection.
3. The members of the Association shall have the following rights:
- A. The right to Use Shoreline Property.
 1. As of the date of execution of this Agreement, the Shoreline Property is owned by Wisconsin River Power Company ("WRPCO") and lies within the boundary of a

hydroelectric project known as Federal Regulatory Commission ("FERC") Project 1984. The Shoreline Property is subject to regulation by FERC in accordance with the terms and conditions of a license issued by FERC.

2. The Association will obtain from Developer or its assigns through WRPCO a non-exclusive license agreement ("License Agreement") that grants certain members of the Association as described above and invites the right to construct certain boat docks on the 100-foot easement strip; and further grants all Members of the Association the right to use the Shoreline Property for recreational activities, such as walking, swimming, boating, bank fishing, and other pedestrian activities. FERC requires that the Shoreline Property also be open to the public for pedestrian ingress and egress. The Association has the right to construct common piers on the 100-foot easement strip, and certain members as described above have the exclusive right to use the slips, piers and wooden stairways, if any. WRPCO will install signs at each pier designating them as "Permitted Piers," and "Private Property for the exclusive use of the Association." These rights and all use of the Shoreline Property shall be subject to the terms and conditions of said License Agreement.

B. Docks, Stairways, Watercraft and Storage.

1. **Maintenance/Construction.** All Outlot(s) and common piers shall be owned and maintained by the Association. The actual frontage area for each pier must be leased from WRPCO. Developer or its assigns will execute the initial Non-exclusive License Agreement. Developer or its assigns will assign said License Agreement to the Association, which will be responsible for the obligations of said License Agreement and the payment of all annual fees.
2. **Placement.** Placement of the piers shall be opposite the property line between Lots or where the Developer deems appropriate at Developer's discretion.

- 3. Off-Season Storage. Pier components may be stored on the 100-foot easement strip during the off-season months at a location approved by WRPCO.
- 4. Lighting Fixtures. No more than three dusk-to-dawn light fixtures may be installed at or near each dock cluster. Dusk-to-dawn fixtures shall be standard dusk-to-dawn outdoor lights, mounted on wooden poles with natural finishes, and extending not more than 15 feet above ground level. All wiring leading to permitted light fixtures shall be buried, in accordance with applicable electrical codes and regulations. Light fixtures are to be shrouded as to enlighten the immediate areas. Lights shall not be on past 10pm Central Time.

4. The Association shall maintain insurance covering the insurable improvements located or constructed upon the 100-foot easement owned by Wisconsin River Power Company. The Association shall maintain the following types of insurance, and said insurance coverage shall be paid for by the Association out of the annual fee collected from Association members.

A. Property Insurance.

A policy of property insurance covering the Outlot(s), piers and any other improvements constructed upon the 100-foot easement strip. Such insurance as maintained by the Association pursuant to this subsection shall afford protection against at least the following:

- 1. Loss or damage by fire and other perils normally covered by the standard coverage endorsement; and
- 2. Such other risks as shall customarily be covered with respect to projects similar in construction, location, and use, including all perils normally covered by the standard risk endorsement, where such is available.

B. Public Liability Insurance.

A comprehensive policy of public liability insurance covering the Outlot(s), piers and any other improvements owned by the Association, and its use of said 100-foot easement strip, insuring the Association in an amount not less than One Million and no/100 Dollars (\$1,000,000.00) covering bodily injury, including death of one

person, arising out of a single occurrence and Two Million and no/100 Dollars (\$2,000,000.00) for death or injury to more than one person arising out of a single occurrence and One Hundred Thousand and no/100 Dollars (\$100,00.00) for property damage. (Such coverage shall include, without limitations, legal liability of the insured for property damage, bodily injuries and deaths of persons in connections with the operation, maintenance or use of the 100-foot easement strip along the water, the Outlot(s) and piers and any other improvements owned by the Association, legal liability arising out of lawsuits related to employment contracts of the Association, and protection against liability for non-owned and hired automobiles). Such coverage may also include, if applicable, contractual liability and workmen's compensation insurance for person's hired by the Association for work such as dock installation, maintenance and removal. Such coverage limits may be increased from time to time by the Association.

C. Other Risks.

In addition, the Association may obtain insurance against such other risks of similar or dissimilar nature as it shall deem appropriate, to the extent that such coverage is reasonably available, including, but not limited to, personal liability insurance to protect directors and officers of the Association from personal liability in relation to their duties and responsibilities in acting as directors and officers on behalf of the Association.

D. General Provisions of Insurance Policies.

All policies of insurance carried by the Association shall be carried in blanket policy form naming the Association as insured, or its designee as trustees and attorney in fact for such Lot owners, and each Lot owner shall be an insured person under such policies with respect to liability arising out of any Lot owner's membership in the Association.

E. Deductibles.

No policy of insurance in which the Association or its designee is the beneficiary shall include a deductible clause in the amount greater than \$500.00 or 1% of the face amount of the policy. After notice and the opportunity for hearing, the Association may determine that a loss, either in the form if a deductible to be paid by the Association or an uninsured loss, resulted from the act or negligence of a Lot owner. Upon said determination by the Association, any said loss or portion

35

thereof may be assessed to the Lot owner in question and the Association may collect the amount from said Lot owner in the same manner as any annual assessment.

ARTICLE XXV

TERM AND RIGHT TO ABATE VIOLATIONS

The provisions contained herein shall run with and bind Subject Property and shall inure to the benefit of and be enforceable by or against any owner of land included in Subject Property, their respective legal representatives, heirs, successors, and assigns and shall remain in full force and effect until and unless an instrument signed by the Declarant during the period of Declarant control. After the Declarant relinquishes control of the Association as described above, this Declaration may be amended by an instrument signed by two-thirds of the then owners of the Subject Property which has been recorded, agreeing to change said covenants in whole or in part. Regardless of the manner of adoption, no amendment shall adversely affect a right reserved to the Declarant under this Declaration without the express written consent of Declarant.

If any Lot owner or persons in possession of any said Lots shall violate or attempt to violate any of the covenants, conditions, and restrictions herein contained, it shall be lawful for any other person or persons owning real estate situated in the Subject Property to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenants, either to prevent him, her, or them from so doing or to recover damages from such violations. Failure by any land owner to enforce any restrictions, conditions, covenants, or agreements herein

contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior to or subsequent thereto.

The invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions that shall remain in full force and effect.

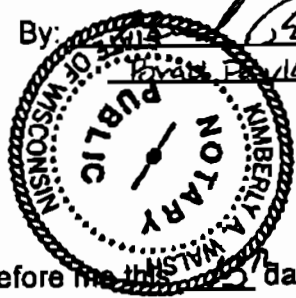
No provisions contained herein shall be construed to restrict Declarant's or their assigns' right to construct roads or subdivide, by plat or otherwise, the real property described herein.

IN WITNESS WHEREOF, J. Adams Investments, LLC, a Wisconsin limited liability company, does hereby cause this instrument to be executed in its name on the day and year first written above.

J. Adams Investments, LLC

By: [Signature]
Brad Pavloski, Member

STATE OF WISCONSIN)
)ss
WOOD COUNTY)



Quineau Personally came before me this 27 day of September, 2007,
the above-named Brad Pavloski, a Member of J. Adams Investments, LLC, a
Wisconsin limited liability company, to me known to be the person who executed the
foregoing instrument and acknowledge the same.

[Signature]
Kimberly A. Walsh
Notary Public, Quineau, Wisconsin
My commission is permanent

**This instrument drafted by:
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202
(414) 276-3400**

EXHIBIT A

The South One-Half of the Southwest Quarter (S1/2 of SW1/4) of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, lying Northerly of CTH AG@, EXCEPT 15th Avenue and 16th Avenue.

The Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 18, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, EXCEPT 15th Avenue.

The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, EXCEPT 15th Avenue and EXCEPT CTH AG@.

The North One-Half of the Northwest Quarter (N1/2 of NW1/4) of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, lying Northerly of CTH AG@, EXCEPT 15th Avenue.

The Southeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 17; The Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 20; all in Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin. INCLUDING: Lot 1 (One) and Outlot 1 (One) of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732.

EXCEPT: All lands lying Northwesterly of County Trunk Highway AG@.

ALSO EXCEPT: All lands lying below the ordinary high water mark of Castle Rock Flowage.

ALSO EXCEPT: A strip of land, 100 feet in width, lying adjacent to and parallel with the ordinary high water line of Castle Rock Flowage.

ALSO EXCEPT: Part of the Southwest Quarter of the Northwest Quarter of said Section 20 which lies South of the following described line: Commencing at the West Quarter corner of said Section 20, thence N 00E04'23" E along the West line of the Northwest Quarter of said Section 20 a distance of 148.07 feet to the POINT OF BEGINNING, thence S 38E20'08" E a distance of

141.05 feet, thence N 65E41'30" E a distance of 63.65 feet, thence N 75E38'51" E a distance of 38.61 feet, thence S 72E23'39" E a distance of 108.05 feet, thence N 34E58'50" E a distance of 82.07 feet, thence N 46E31'18" E a distance of 206.97 feet, thence N 75E12'09" E a distance of 155.20 feet, thence S 73E50'39" E a distance of 156.11 feet, thence N 81E35'30" E a distance of 114.07 feet, thence S 67E37'14" E a distance of 40.19 feet, thence S 59E57'30" E a distance of 129.41 feet, thence S 22E39'05" E a distance of 123.94 feet, thence N 77E34'44" E a distance of 143.42 feet, thence S 82E33'27" E a distance of 51.77 feet, thence N 40E05'39" E a distance of 153.42 feet to the End of this description.
 ALSO EXCEPT: Lot 2 (Two) through Lot 12 (Twelve) of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732.

INCLUDING: Lot 13 (Thirteen) through Lot 130 (One hundred thirty) inclusive and Outlot 2 (Two) through Outlot 15 (Fifteen) inclusive of First Addition to Copper Point.* Filed on the 10 th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141.

Containing 349 acres more or less.

* Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of Plats on pages 26-28 as Document number 637732.

EXHIBIT B

Part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 17, Part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, Including Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of PLATS on Pages 26-28 as Document number 637732, bounded and described as follows;

Commencing at the West Quarter corner of said Section 20, thence N 00E04'23" E along the West line of the Northwest Quarter of said Section 20 a distance of 1203.39 feet to the **Point of Beginning**, thence continuing N 00E04'23" E along said West line a distance of 186.66 feet to the centerline of County Trunk Highway AG@ and a non-tangent curve to the left which has a radius of 3483.45 feet, a delta angle of 02E07'04" and a chord that bears N 51E00'50" E a distance of 128.75 feet, thence along the arc of said curve and said centerline a distance of 128.76 feet, thence N 49E57'18" E along said centerline a distance of 3125.62 feet to a curve to the left which has a radius of 12579.01 feet, a delta angle of 01E04'37" and a chord that bears N 49E24'59.5" E a distance of 236.45 feet, thence along said centerline and the arc of said curve a distance of 236.45 feet, thence N 48E52'41" E along said centerline a distance of 452.58 feet, thence S 89E49'42" E a distance of 629.97 feet, thence S 12E44'04" W a distance of 10.25 feet, thence S 06E52'46" W a distance of 135.93 feet, thence S 04E17'07" E a distance of 135.07 feet, thence S 21E19'10" E a distance of 137.86 feet, thence S 32E11'54" E a distance of 142.80 feet, thence S 36E32'18" E a distance of 143.49 feet, thence S 61E20'48" E a distance of 171.65 feet, thence S 23E51'08" W a distance of 20.21 feet, thence S 20E51'50" W a distance of 167.43 feet, thence S 06E46'32" W a distance of 143.06 feet, thence S 05E11'33" W a distance of 10.32 feet, thence S 01E00'46" E a distance of 136.36 feet, thence S 27E57'15" E a distance of 139.84 feet, thence

S 49E43'20' E a distance of 91.80 feet, thence S 14E00'50" W a distance of 70.00 feet, thence S 13E57'22' E a distance of 136.15 feet, thence S 28E33'43" E a distance of 50.07 feet, thence S 45E20'39" E a distance of 126.75 feet, thence S 11E57'46' E a distance of 163.20 feet, thence S 15E01'37" E a distance of 163.36 feet, thence N 70E39'32" W a distance of 191.44 feet, thence S 81E27'07" W a distance of 93.23 feet, thence N 70E33'58" W a distance 80.80 feet, thence S 85E49'49" W a distance of 80.85 feet, thence S 65E58'53' W a distance of 102.31 feet, thence N 80E14'20' W a distance of 51.77 feet, thence S 74E07'42" W a distance of 42.77 feet, thence N 72E07'36" W a distance of 138.92 feet, thence N 30E52'56" W a distance of 48.47 feet, thence N 44E06'37" W a distance of 64.52 feet, thence N 68E51'02" W a distance of 77.87 feet, thence N 71E56'25" W a distance of 162.25 feet, thence N 38E46'09" E a distance of 305.11 feet, thence N 10E27'31" E a distance of 62.45 feet to a non-tangent curve to the right which has a radius of 266.00 feet, a delta angle of 68E34'06" and a chord that bears N 45E15'26" W a distance of 299.67 feet, thence along the arc of said curve a distance of 318.33 feet to a curve to the left which has a radius of 567.00 feet, a delta angle of 76E12'58" and a chord that bears N 49E04'52" W a distance of 699.84 feet, thence along the arc of said curve a distance of 754.24 feet to a curve to the right which has a radius of 433.00 feet, a delta angle of 47E08'39" and a chord that bears N 63E37'01.5" W a distance of 346.32 feet, thence along the arc of said curve a distance of 356.28 feet, thence N 40E02'42" W a distance of 23.54 feet to a curve to the left which has a radius of 25.00 feet, a delta angle of 90E00'00" and a chord that bears N 85E02'42" W a distance of 35.36 feet, thence along the arc of said curve a distance of 39.27 feet, thence S 49E57'18" W a distance of 879.30 feet to a curve to the left which has a radius of 25.00 feet, a delta angle of 90E00'00" and a chord that bears S 04E57'18" W a distance of 35.36 feet, thence along the arc of said curve a distance of 39.27 feet, thence S 40E02'42" E a distance of 106.63 feet to a curve to the left which has a radius of 267.00 feet, a delta angle of 28E56'14" and a chord that bears S 54E30'49" E a distance of 133.42 feet, thence along the arc of said curve a distance of 134.85 feet, thence S 68E58'56" E a distance of 450.17 feet to a curve to the right which has a radius of 367.00 feet, a delta angle of 48E31'38" and a chord that bears S 44E43'07" E a distance of 301.63 feet, thence along the arc of said curve a distance of 310.84 feet to a curve to the left which has a radius of 433.00 feet, a delta angle of 29E31'49" and a chord that bears S 35E13'12.5" E a distance of 220.71 feet, thence along the arc of said curve a distance of 223.17 feet, thence S 49E59'07" E a distance of 446.84 feet, thence N

40E00'53" E a distance of 289.33 feet, thence S 58E51'31" E a distance of 83.98 feet, thence S 06E20'02" E a distance of 58.08 feet, thence S 43E17'38" E a distance of 126.46 feet, thence S 57E48'48" E a distance of 125.02 feet, thence S 64E38'57" E a distance of 125.14 feet, thence S 68E01'07" E a distance of 99.90 feet, thence S 89E15'17" E a distance of 27.10 feet, thence S 60E11'44" E a distance of 158.41 feet, thence S 85E04'39" E a distance of 81.45 feet, thence N 74E20'16" E a distance of 154.76 feet, thence S 54E52'34" E a distance of 65.79 feet, thence S 63E16'22" E a distance of 87.36 feet, thence N 82E21'50" E a distance of 116.14 feet, thence S 00E55'39" W a distance of 136.52 feet, thence S 06E29'28" W a distance of 39.06 feet, thence S 59E00'50" W a distance of 28.43 feet, thence S 53E03'27" W a distance of 97.19 feet, thence S 32E04'15" W a distance of 97.49 feet, thence S 13E45'37" W a distance of 54.19 feet, thence

S 32E39'02" W a distance of 151.46 feet, thence S 33E31'57" W a distance of 82.94 feet, thence S 22E36'33" W a distance of 59.26 feet, thence S 03E41'04" W a distance of 36.97 feet, thence S 38E23'21" W a distance of 60.34 feet, thence N 69E06'09" W a distance of 69.26 feet, thence N 87E33'50" W a distance of 85.71 feet, thence S 63E12'11" W a distance of 136.84 feet, thence S 70E30'30" W a distance of 135.09 feet, thence S 67E05'31" W a distance of 135.63 feet, thence S 76E10'09" W a distance of 135.30 feet, thence S 80E55'16" W a distance of 136.40 feet, thence S 55E54'41" W a distance of 146.20 feet, thence S 46E18'52" W a distance of 159.19 feet, thence S 78E47'51" W a distance of 10.00 feet, thence S 67E49'04" W a distance of 137.30 feet, thence N 39E15'15" W a distance of 159.47 feet, thence N 72E21'36" W a distance of 70.18 feet, thence S 79E08'30" W a distance of 85.82 feet, thence S 31E21'24" W a distance of 72.07 feet, thence N 63E41'39" W a distance of 171.29 feet, thence N 89E11'58" W a distance of 136.55 feet, thence S 58E34'19" W a distance of 158.33 feet, thence S 26E35'08" W a distance of 140.63 feet, thence S 54E51'21" W a distance of 88.41 feet, thence S 44E58'32" W a distance of 14.17 feet to the Southeast corner of Lot 12 of the Town of Germantown Plat of Copper Point, thence N 00E04'23" E along the East line of said Lot 12 and an extension thereof a distance of 1004.66 feet to the North line of North Shore Drive, thence the following bearings and distances along said North line, N 90E00'00" W a distance of 462.39 feet to a curve to the right which has a radius of 1967.00 feet, a delta angle of 08E36'03" and a chord that bears N 85E41'58.5" W a distance of 294.99 feet, thence along the arc of said curve a distance of 295.27 feet to a curve to the left which has a radius of 2033.00 feet, a delta angle of 17E12'06" and a

134

chord that bears S 90E00'00" W a distance of 608.06 feet, thence along the arc of said curve a distance of 610.35 feet to a curve to the right which has a radius of 1967.00 feet, a delta angle of 08E36'03" and a chord that bears S 85E41'58.5" W a distance of 294.99 feet, thence along the arc of said curve a distance of 295.27 feet, thence S 90E00'00" W a distance of 116.20 feet to a curve to the right which has a radius of 25.00 feet, a delta angle of 90E04'23" and a chord that bears N 44E57'48.5" W a distance of 35.38 feet, thence along the arc of said curve a distance of 39.30 feet, thence departing from said North line, S 00E04'23" W a distance of 116.00 feet to the North line of Lot 1 of said Town of Germantown Plat of Copper Point and a non-tangent curve to the right which has a radius of 25.00 feet, a delta angle of 89E55'37" and a chord that bears N 45E02'11.5" E a distance of 35.33 feet, thence the following bearings and distances along said Lot 1 and the arc of said curve a distance of 39.24 feet, thence N 90E00'00" E a distance of 116.34 feet to a curve to the left which has a radius of 2033.00 feet, a delta angle of 00E14'41" and a chord that bears N 89E52'39.5" E a distance of 8.69 feet, thence along the arc of said curve a distance of 8.69 feet, thence S 00E04'23" W a distance of 1039.18 feet, thence S 75E38'51" W a distance of 38.61 feet, thence S 65E41'30" W a distance of 63.65 feet, thence N 38E20'08" W a distance of 87.93 feet, thence N 00E04'23" E along the West line of said Lot 1 and the West line of Outlot 1 of said Town of Germantown Plat of Copper Point a distance of 980.99 feet, thence departing from said Lot 1, N 00E04'23" E a distance of 116.00 feet, thence S 90E00'00" W a distance of 33.00 feet to the **Point of Beginning**.

Being Lot 13(Thirteen) through Lot 130(One hundred thirty) inclusive and Outlot 2 (Two) through Outlot 15(Fifteen) inclusive of First Addition to Copper Point.* Filed on the 10 th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141.

* Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of Plats on pages 26-28 as Document number 637732.

AFFIDAVIT OF CORRECTION

Document Number

DOCUMENT # 665763

Recorded
Apr. 21, 2008 AT 03:25PM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
Fee Amount: \$27.00
Total Pages 9

INDEXING
COMPLETED

(TYPED OR PRINT CLEARLY IN BLACK OR RED INK)

AFFIANT, Michael D. Orgeman, hereby swears or affirms that a certain document which was titled as follows:
Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point ("Declaration"), recorded with the Juneau County Register of Deeds on the 13th day of September, 2007, as document number 661253, contained the following error (if more space is needed, please attach addendum):

The Declaration omitted Exhibit C.

Recording Area

Name and Return Address: *P.U.*
Michael D. Orgeman, Esq. *msa*
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue - #1800
Milwaukee, WI 53202

(Parcel Identification Number)

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows (if more space is needed, please attach addendum):

Attached hereto is Exhibit C to the Declaration.

A copy of the original document (in part or whole) ___ is x is not attached to this Affidavit (if a copy of the original document is not attached, please attach legal description and names of grantors and grantees).

Signed: *[Signature]*
*Michael D. Orgeman

State of Wisconsin)
)ss.
County of Milwaukee)

AFFIANT is the (check one):

- Drafter of the document being corrected
- Owner of the property described in the document being corrected
- Other - explain:

Subscribed and sworn to (or affirmed) before me this 10th day of April, 2008.

[Signature]

Brenda J. Christian
Notary Public, State of Wisconsin
My Commission expires: 03-06-2011.

This instrument is drafted by: Michael D. Orgeman, Esq.
THIS FORM IS INTENDED TO CORRECT SCRIVNER'S ERRORS AND NOT FOR THE CONVEYANCE OF REAL PROPERTY.

FIRST ADDITION TO COPPER POINT

A Planned Unit Development

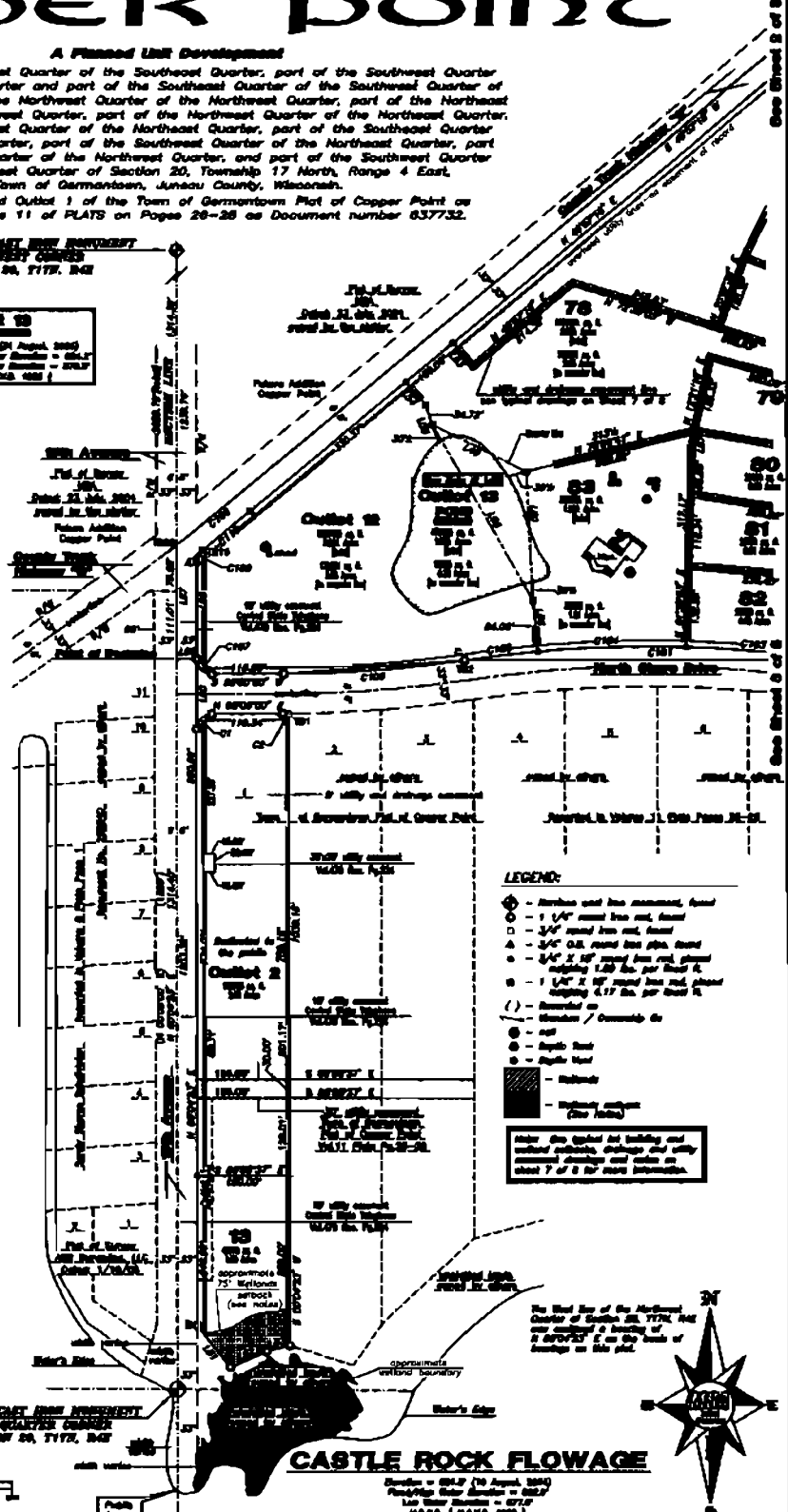
Part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southeast Quarter of Section 17, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, T17N R4E of Germantown, Lincoln County, Wisconsin.

Including Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of PLATS on Pages 26-28 as Document number 837732.

Lot Area	Area to be Platted	Area to be Platted	Area to be Platted	Area to be Platted	Area to be Platted
Lot 1	0.21	0.21	0.21	0.21	0.21
Lot 2	0.21	0.21	0.21	0.21	0.21
Lot 3	0.21	0.21	0.21	0.21	0.21
Lot 4	0.21	0.21	0.21	0.21	0.21
Lot 5	0.21	0.21	0.21	0.21	0.21
Lot 6	0.21	0.21	0.21	0.21	0.21
Lot 7	0.21	0.21	0.21	0.21	0.21
Lot 8	0.21	0.21	0.21	0.21	0.21
Lot 9	0.21	0.21	0.21	0.21	0.21
Lot 10	0.21	0.21	0.21	0.21	0.21
Lot 11	0.21	0.21	0.21	0.21	0.21
Lot 12	0.21	0.21	0.21	0.21	0.21
Lot 13	0.21	0.21	0.21	0.21	0.21
Lot 14	0.21	0.21	0.21	0.21	0.21
Lot 15	0.21	0.21	0.21	0.21	0.21
Lot 16	0.21	0.21	0.21	0.21	0.21
Lot 17	0.21	0.21	0.21	0.21	0.21
Lot 18	0.21	0.21	0.21	0.21	0.21
Lot 19	0.21	0.21	0.21	0.21	0.21
Lot 20	0.21	0.21	0.21	0.21	0.21
Lot 21	0.21	0.21	0.21	0.21	0.21
Lot 22	0.21	0.21	0.21	0.21	0.21
Lot 23	0.21	0.21	0.21	0.21	0.21
Lot 24	0.21	0.21	0.21	0.21	0.21
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Lot 28	0.21	0.21	0.21	0.21	0.21
Lot 29	0.21	0.21	0.21	0.21	0.21
Lot 30	0.21	0.21	0.21	0.21	0.21
Lot 31	0.21	0.21	0.21	0.21	0.21
Lot 32	0.21	0.21	0.21	0.21	0.21
Lot 33	0.21	0.21	0.21	0.21	0.21
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Lot 35	0.21	0.21	0.21	0.21	0.21
Lot 36	0.21	0.21	0.21	0.21	0.21
Lot 37	0.21	0.21	0.21	0.21	0.21
Lot 38	0.21	0.21	0.21	0.21	0.21
Lot 39	0.21	0.21	0.21	0.21	0.21
Lot 40	0.21	0.21	0.21	0.21	0.21
Lot 41	0.21	0.21	0.21	0.21	0.21
Lot 42	0.21	0.21	0.21	0.21	0.21
Lot 43	0.21	0.21	0.21	0.21	0.21
Lot 44	0.21	0.21	0.21	0.21	0.21
Lot 45	0.21	0.21	0.21	0.21	0.21
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Lot 49	0.21	0.21	0.21	0.21	0.21
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Lot 52	0.21	0.21	0.21	0.21	0.21
Lot 53	0.21	0.21	0.21	0.21	0.21
Lot 54	0.21	0.21	0.21	0.21	0.21
Lot 55	0.21	0.21	0.21	0.21	0.21
Lot 56	0.21	0.21	0.21	0.21	0.21
Lot 57	0.21	0.21	0.21	0.21	0.21
Lot 58	0.21	0.21	0.21	0.21	0.21
Lot 59	0.21	0.21	0.21	0.21	0.21
Lot 60	0.21	0.21	0.21	0.21	0.21
Lot 61	0.21	0.21	0.21	0.21	0.21
Lot 62	0.21	0.21	0.21	0.21	0.21
Lot 63	0.21	0.21	0.21	0.21	0.21
Lot 64	0.21	0.21	0.21	0.21	0.21
Lot 65	0.21	0.21	0.21	0.21	0.21
Lot 66	0.21	0.21	0.21	0.21	0.21
Lot 67	0.21	0.21	0.21	0.21	0.21
Lot 68	0.21	0.21	0.21	0.21	0.21
Lot 69	0.21	0.21	0.21	0.21	0.21
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Lot 75	0.21	0.21	0.21	0.21	0.21
Lot 76	0.21	0.21	0.21	0.21	0.21
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Lot 78	0.21	0.21	0.21	0.21	0.21
Lot 79	0.21	0.21	0.21	0.21	0.21
Lot 80	0.21	0.21	0.21	0.21	0.21
Lot 81	0.21	0.21	0.21	0.21	0.21
Lot 82	0.21	0.21	0.21	0.21	0.21
Lot 83	0.21	0.21	0.21	0.21	0.21
Lot 84	0.21	0.21	0.21	0.21	0.21
Lot 85	0.21	0.21	0.21	0.21	0.21
Lot 86	0.21	0.21	0.21	0.21	0.21
Lot 87	0.21	0.21	0.21	0.21	0.21
Lot 88	0.21	0.21	0.21	0.21	0.21
Lot 89	0.21	0.21	0.21	0.21	0.21
Lot 90	0.21	0.21	0.21	0.21	0.21
Lot 91	0.21	0.21	0.21	0.21	0.21
Lot 92	0.21	0.21	0.21	0.21	0.21
Lot 93	0.21	0.21	0.21	0.21	0.21
Lot 94	0.21	0.21	0.21	0.21	0.21
Lot 95	0.21	0.21	0.21	0.21	0.21
Lot 96	0.21	0.21	0.21	0.21	0.21
Lot 97	0.21	0.21	0.21	0.21	0.21
Lot 98	0.21	0.21	0.21	0.21	0.21
Lot 99	0.21	0.21	0.21	0.21	0.21
Lot 100	0.21	0.21	0.21	0.21	0.21

RAINBOW CREEK WIND MANAGEMENT DISTRICTS
SECTION 20, T17N, R4E

Outlot 1B
Area = 0.11 Acre
Created by Plat of Copper Point, Document No. 837732



JANEAU COUNTY REGISTER OF DEEDS:
Register's Office
Jameau County, Wis. 54982
Booked for record this _____ day of _____, 20____
at _____, Wis., and recorded in Volume _____ of Plats,
Page _____.

LEGEND:

- Section and line monument, found
- 1/4" round iron nail, found
- 3/4" round iron nail, found
- △ 3/4" O.S. round iron pin, found
- 3/4" x 18" round iron rod, found
- 1 1/2" x 18" round iron rod, found
- 1 1/2" x 18" round iron rod, found
- () Noted to
- Station / Community to
- not
- Right Hand
- Right Hand
- Boundary
- Boundary (see notes)

Note the legend for building and natural features, drainage and utility lines, and other information on sheet 7 of 8 for more information.



There are no objections to this plat with respect to Secs. 23A, 13, 25A, 14, 25A, 20 and 23A, 7(1) and (2), Wis. Stat., as provided by s. 234.12, Wis. Stat.

Created _____, 20____

Department of Administration

GRAPHIC SCALE
1 INCH = 500 FEET

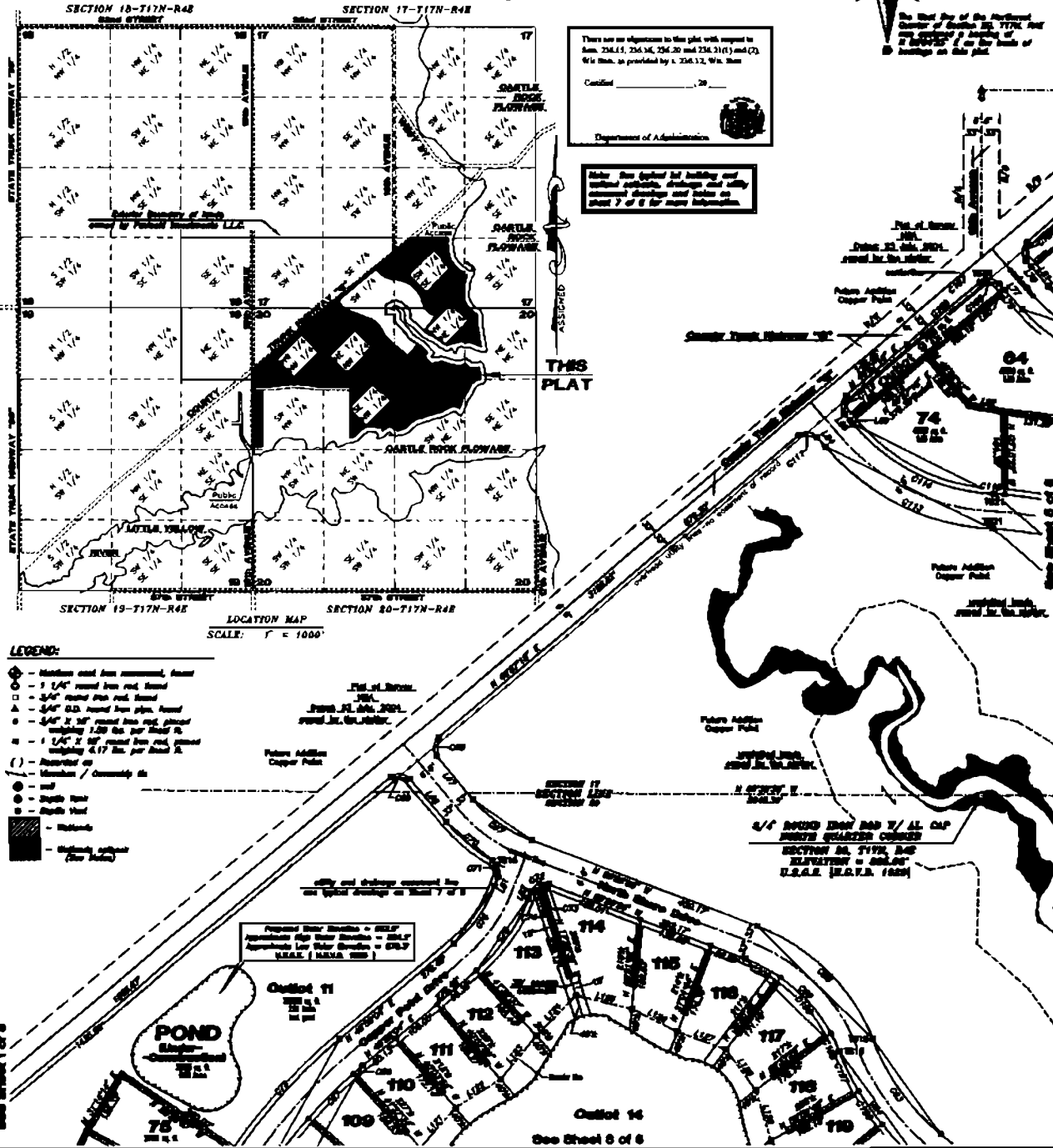
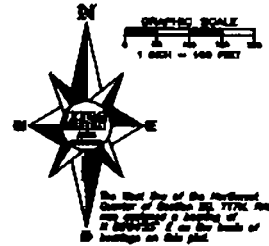
CASTLE ROCK FLOWAGE
Created = 0217 (10 August, 1993)
Flowage Water Surface = 0217
Low Water Surface = 0217
MS-66 (MS-66, 628)

FIRST ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 17, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Adams County, Wisconsin.

Including Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of PLATS on Pages 25-26 as Document number 837732.



There are no objections to this plat with respect to Sections 204.11, 204.12, 204.20 and 204.21(1) and (2) of the Stat., as provided by s. 206.12, Wis. Stat.

Certified _____, 20____

Department of Administration

Note: See Ordinance for building and zoning regulations, setbacks and utility easements and other information and rules in Part 7 of a for more information.

- LEGEND:**
- ⊕ - Median and line removed, found
 - - 1/4" round iron rod, found
 - - 3/4" round iron rod, found
 - △ - 3/4" O.D. round iron pipe, found
 - - 3/4" x 1/2" round iron rod, ground marking 1.20 lbs per foot 6'
 - - 1/2" x 1/2" round iron rod, ground marking 4.17 lbs per foot 6'
 - () - Monument on boundary / Community lot
 - - well
 - - depth limit
 - - depth limit
 - - Retention
 - - Retention (See Notes)
 - - Retention (See Notes)

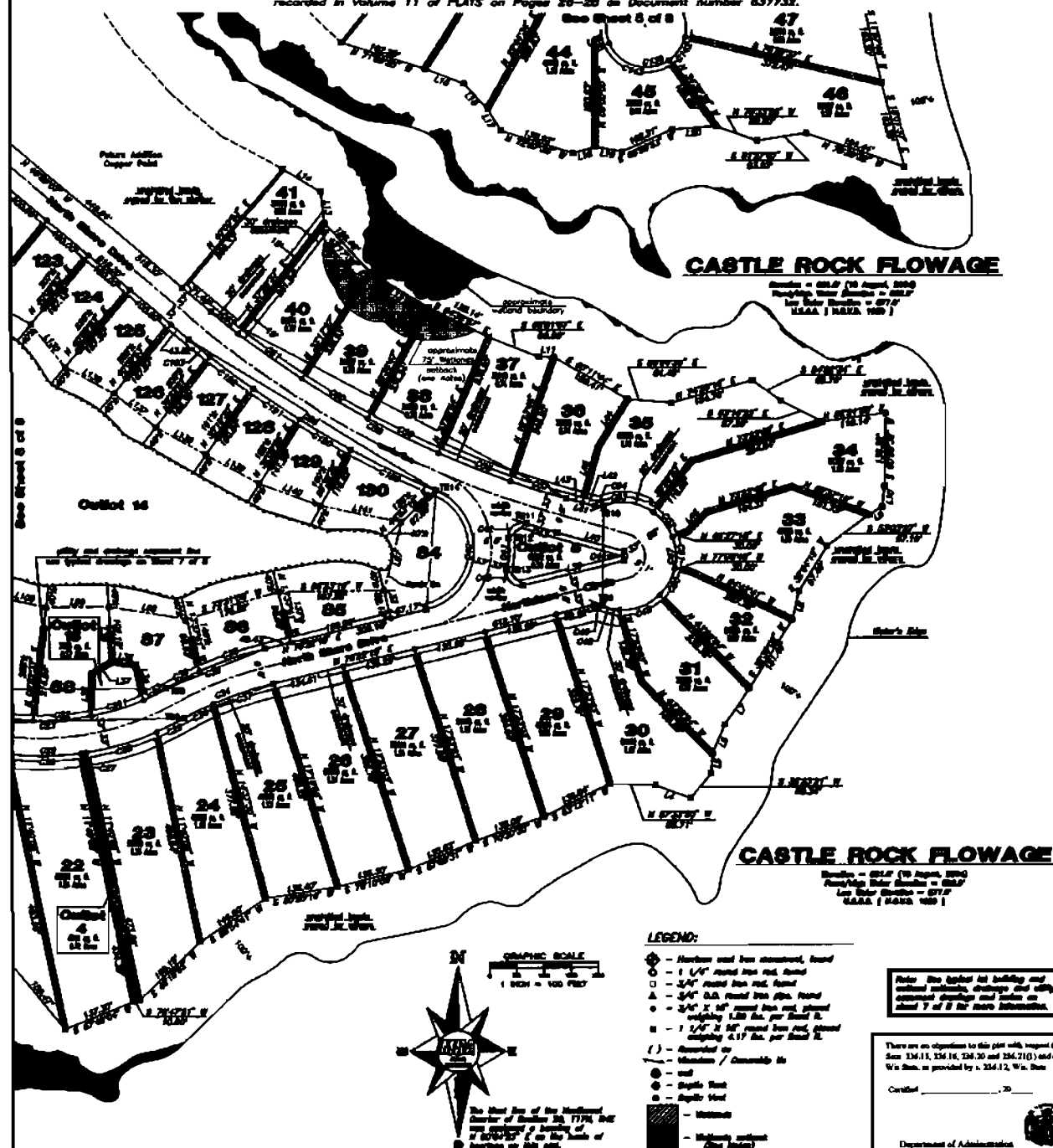
	First Addition to COPPER POINT		A-F 110/02 Date of Plan: July, 2007 Scale: 1" = 100'	Project No: 0334773 Date: July, 2007 Scale: 1" = 100'	No. of Lots: 18 Total Area: 25.20 ac Area of Lot 20: 1.20 ac	No. of Lots: 18 Total Area: 25.20 ac Area of Lot 20: 1.20 ac	No. of Lots: 18 Total Area: 25.20 ac Area of Lot 20: 1.20 ac
	Prepared by: MSA Checked by: MSA Drawn by: MSA Date: (M.A.S.A. 1000)			Outlot 11 Outlot 14 See Sheet 6 of 6	SECTION 17 SECTION 19 SECTION 20	SECTION 16 SECTION 17 SECTION 19 SECTION 20	SECTION 16 SECTION 17 SECTION 19 SECTION 20

SIRST ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 17, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Southwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

Including Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of PLATS on Pages 28-29 as Document number 637733.



PLAT 110/05 110/05	First Addition to COPPER POINT		P.L. A-T 110/05	PLAT NO. 0334773	SHEET NO. 1	SHEETS 1-2	TOWN OF GERMANNTOWN PLAT OF COPPER POINT AREA OF 24.38 ACRES	PLAT NO. 0334773
	MADE BY: Rhinoceros	DATE: July, 2007	SCALE: 1" = 100'	SHEET NO. 1	SHEETS 1-2	SHEETS 1-2	SHEETS 1-2	TOWN OF GERMANNTOWN PLAT OF COPPER POINT AREA OF 24.38 ACRES

MSA MASONRY SUPPLY & ASSOCIATES
 2400 W. WISCONSIN ST. SUITE 100
 MILWAUKEE, WI 53227
 TEL: 414-224-4444 FAX: 414-224-4444
 WWW.MSAWI.COM

FIRST ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 17, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northwest Quarter, and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

Including Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of PLATS on Pages 26-28 as Document number 637732.

There are no objections to this plat with respect to Secs. 236.15, 236.14, 236.20 and 236.31(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Credited _____ \$0

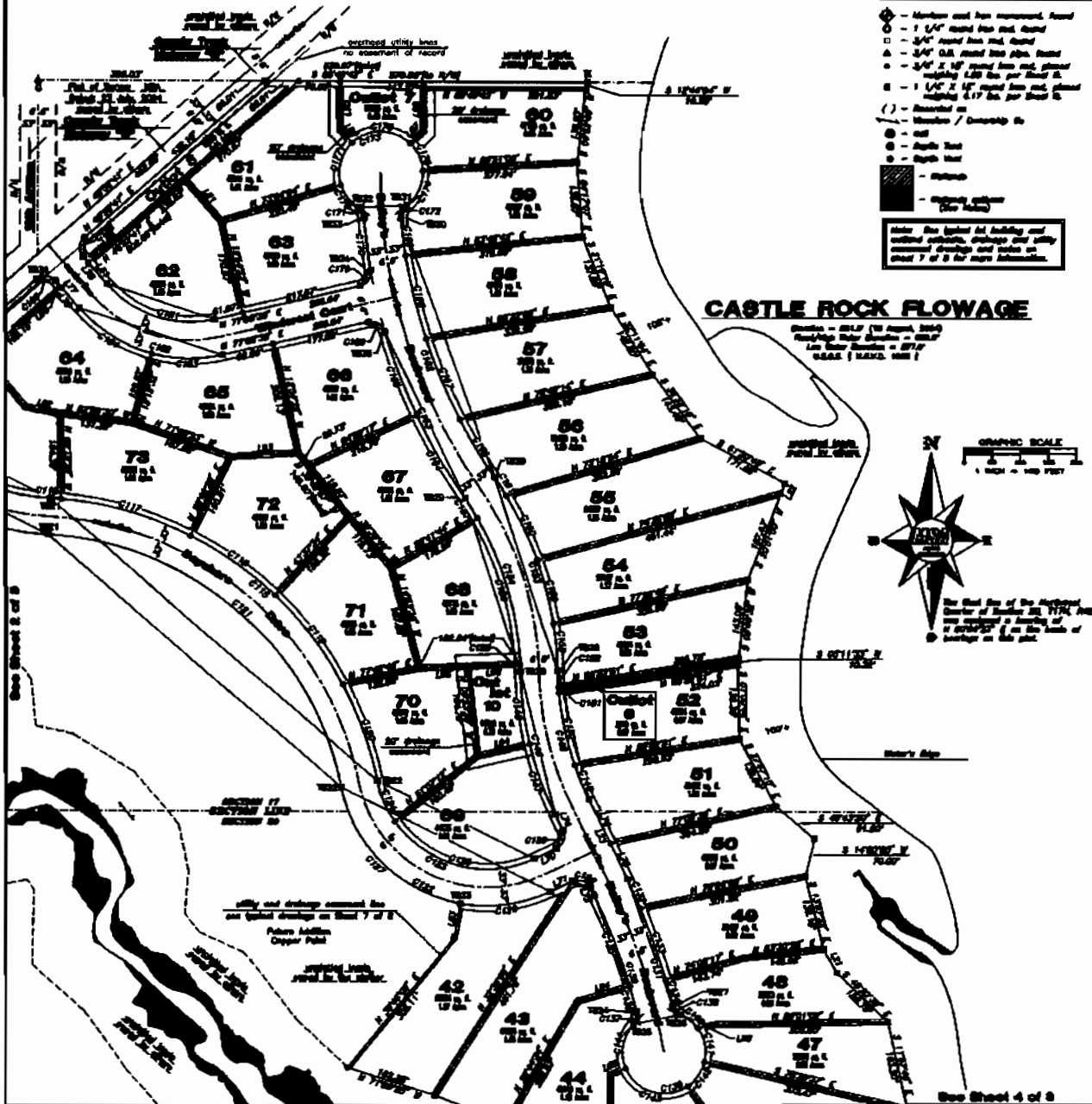
Department of Administration



LEGEND:

- ◉ - Markers used for monument, found
- - 1/4" round iron nail, found
- - 3/4" round iron nail, found
- △ - 3/4" x 1/2" brass iron pipe, found
- ▲ - 3/4" x 1/2" round iron pipe, ground weighing 1.25 lbs. per foot L.
- - 1/2" x 1/4" round iron nail, found weighing 0.17 lbs. per foot L.
- () - Buried as shown / Ownership to
 - - street
 - - public lot
 - - private lot
 - - drainage
 - - drainage easement (See Notes)

Note: This legend is for building and utility easements, drainage and utility easements, drainage and utility easements, drainage and utility easements. See sheet 7 of 8 for more information.



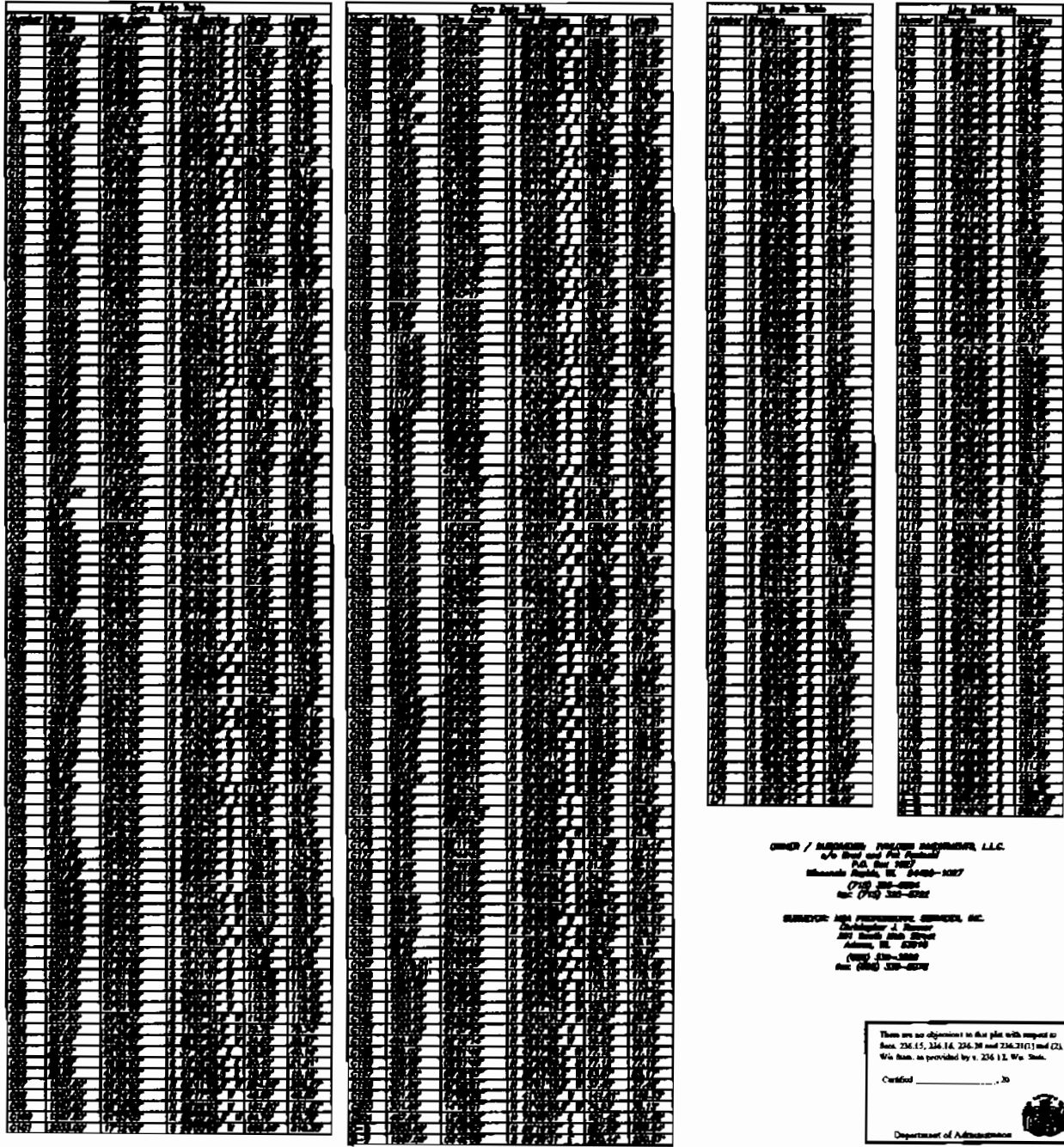
5 8	First Addition to		PLAT NO. A-F 110/05	INDEX NO. 0334773	DATE	DRAWN BY	CHECKED BY	APPROVED BY	DATE	SCALE	First Addition to		MSA		MANUFACTURER - MERRILL	
	copper point										MANUFACTURER - MERRILL		MANUFACTURER - MERRILL			
	DATE: 11/10/05										DATE: 11/10/05		DATE: 11/10/05		DATE: 11/10/05	
	DRAWN BY: REINHARD										CHECKED BY: [Signature]		APPROVED BY: [Signature]		DATE: 11/10/05	

FIRST ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 17, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northwest Quarter, and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

Including Lot 1 and Outlot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of PLATS on Pages 26-28 as Document number 637732.



OWNER / DEVELOPER: POLARIS DEVELOPMENT, L.L.C.
 c/o Reed and Paul Johnson
 P.O. Box 202
 Wisconsin Rapids, WI 54480-2027
 (715) 238-2222
 Fax: (715) 238-2222

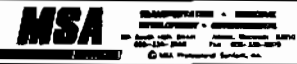
ENGINEER: MSA PROFESSIONAL SERVICES, INC.
 2000 Superior Avenue
 Superior, WI 54880
 (920) 339-1888
 Fax: (920) 339-6274

There are no objections to this plat with respect to
 Secs. 236.15, 236.16, 236.38 and 236.31(1) and (2),
 Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified _____, 20

Department of Administration

B-9 PLATS WIS. STAT.	First Addition to		PL. A-C 110/05	record in 0334773	sk. 100	SECTION	of
	copper point		made by Revisor	into July, 2007	1	Revised Chapter's Contents	Number
			made by Revisor	into July, 2007	2	into of 10	Number
		made by Revisor	into July, 2007	3	into of 10	Number	Number



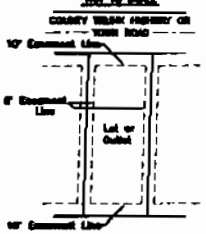
FIRST ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southeast Quarter of the Southeast Quarter, part of the Southwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southwest Quarter of Section 17, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Southwest Quarter, part of the Northwest Quarter of Section 20, Township 17 North, Range 6 East, Town of Germantown, Juneau County, Wisconsin.

Including Lot 1 and Outlot 1 of the Town of Germantown Plot of Copper Point as recorded in Volume 11 of PLATS on Pages 26-28 as Document number 857732.

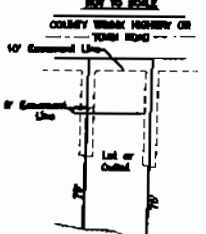
TYPICAL DRIVEWAY AND UTILITY EASEMENTS
NOT TO SCALE



TYPICAL DRIVEWAY AND UTILITY EASEMENTS
NOT TO SCALE



TYPICAL DRIVEWAY AND UTILITY EASEMENTS
NOT TO SCALE



NOTES:

- First Addition to Copper Point will be subject to a recorded Plat of Subdivision, easements and restrictions.
- Outlot 2 is dedicated to the public.
- Outlots 3 through 25 are to be reserved for open space and common areas. (Map to be subject to amendment.)
- North Main Drive is dedicated to the public. Copper Point Drive is dedicated to the public. Highway 20 is dedicated to the public. Highway 21 is dedicated to the public. Highway 22 is dedicated to the public. Highway 23 is dedicated to the public. Highway 24 is dedicated to the public. Highway 25 is dedicated to the public.
- North Main Drive, Copper Point Drive, Highway 20, Highway 21, Highway 22, Highway 23, Highway 24 and Highway 25 are to be constructed in accordance with the Town of Germantown Ordinance Number 12 and Chapter 23, Juneau County Code.

Public utility power will be provided to these lots and incorporated into this development.

Lots within Copper Point are hereby established to be used exclusively for open space and common areas. The following restrictions apply to the lots within this development:

The outlot easements are shown herein approved by the Town of Germantown. If all of the lots within the following outlot boundaries are established to be used exclusively for open space and common areas, the outlot easements shall be terminated. The outlot easements shall be terminated upon the date of the recording of this plat.

No outlot easements are shown herein, are provided to the Town of Germantown.

No 30' easements are shown herein. If the 30' easements are shown herein, they shall be subject to the terms of the Ordinance Number 12 and Chapter 23, Juneau County Code.

There are no objections to this plat with respect to Sec. 236.11, 236.14, 236.28 and 236.71(1) and (2). We then, as provided by a 236.13, Wis. Stat.

Certified _____, 2007

Department of Administration

ZONING:
This property is zoned
PUD - Planned Unit Development District
SD - Standard Overlay District

LAND, FORESTRY, PARKS AND ZONING COMMITTEE APPROVAL:

Resolved that the Plat of First Addition to Copper Point is hereby approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____
Mayor: _____
Zoning Administrator: _____

I hereby certify that the foregoing is approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____
Mayor: _____
County Clerk: _____

CERTIFICATE OF TAXES PAID:
TREASURER'S CERTIFICATE:

We, being duly elected, qualified and acting Treasurers of the Town of Germantown and the County of Juneau do hereby certify that the property in our office shall be assessed for taxes, special taxes or special district assessments affecting any of the lands included in this plat as of the date hereof.

Date: _____
Town Treasurer: _____
County Treasurer: _____

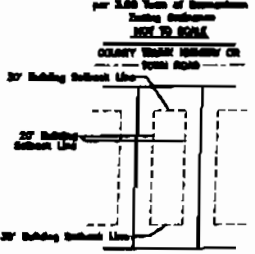
AREA:

Total Area	6,419.00 sq. ft.
Area of Outlots with Development	68 sq. ft.

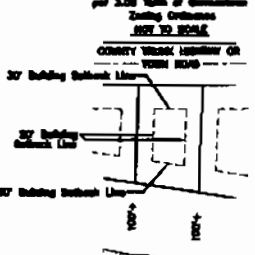
OUTLOT RESTRICTION:
A restriction is placed on this plat which prohibits the erection of buildings for human habitation which will be covered by the foundation of and foundation walls for depths less than allowed on any Outlot in this subdivision.

UTILITY EASEMENT RESTRICTION:
No utility poles, structures or other shall be placed on or to disturb any existing easement or other utility along any lot or outlot line. The construction of a utility easement is a violation of S.236.28 of Wisconsin Statutes. Utility easements and other shall be for the use of public bodies and private utility having the right to serve this subdivision.

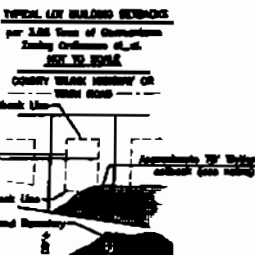
TYPICAL LOT BUILDING SETBACKS
per 2.05 Town of Germantown Zoning Ordinance



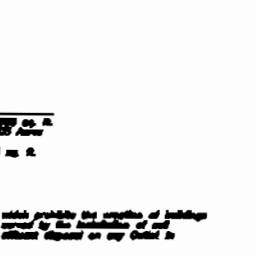
TYPICAL LOT BUILDING SETBACKS
per 2.05 Town of Germantown Zoning Ordinance



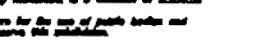
TYPICAL LOT BUILDING SETBACKS
per 2.05 Town of Germantown Zoning Ordinance



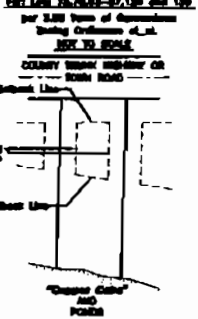
TYPICAL LOT BUILDING SETBACKS
per 2.05 Town of Germantown Zoning Ordinance



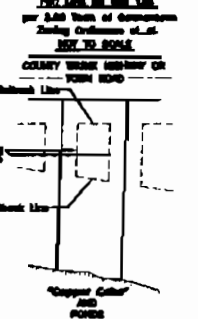
TYPICAL LOT BUILDING SETBACKS
per 2.05 Town of Germantown Zoning Ordinance



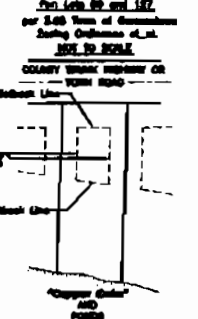
TYPICAL LOT BUILDING SETBACKS
Per Lots 20-24, 26 and 28



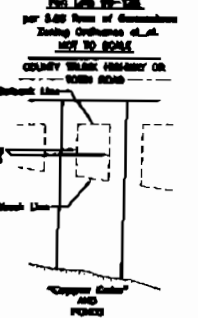
TYPICAL LOT BUILDING SETBACKS
per 2.05 Town of Germantown Zoning Ordinance



TYPICAL LOT BUILDING SETBACKS
Per Lots 29 and 31



TYPICAL LOT BUILDING SETBACKS
per 2.05 Town of Germantown Zoning Ordinance



AFFIDAVIT OF CORRECTION

DOCUMENT # 679324

Document Number

Recorded
Apr. 30, 2010 AT 02:00PM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
Fee Amount: \$11.00
Total Pages 1

INDEXING
COMPLETED

AFFIANT, Brad Pavloski, as a Member of J. Adams Investments, LLC, a Wisconsin limited liability company, hereby swears or affirms that a certain document which was titled as follows: Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point ("Declaration"), recorded with the Register of Deeds of Juneau County, State of Wisconsin on the 13th day of September, 2007 as Document No. 661253, contained the following errors (if more space is needed, please attach addendum):

1. **ERROR:** The first sentence of Article XVIII entitled Outlots states "Outlots 1, and Outlots 3-16, inclusive are common areas for the Subdivision."

CORRECTION: "Outlots 3-15, inclusive are common areas for the Subdivision."

2. **ERROR:** The fourth sentence of Article XVIII entitled Outlots on Page 22 states "Outlot 1 is preserved for open green space."

CORRECTION: "Outlot 1 and Lot 1 of the Town of Germantown Plat of Copper Point as recorded in Volume 11 of Plats, on Pages 26-28 as Document No. 637732 was reconfigured and replatted on the Plat of First Addition to Copper Point as recorded in Volume 12 of Plats, on Pages 1-8 as Document No. 661141 to what is now Outlot 2 and Lot 13."

3. **ERROR:** The last two sentences of Article XVIII entitled Outlots on Page 23 of the Declaration states: "Outlot 16 is wooded green space along Hwy. G. Two small stone entrance signs may also be placed in Outlot 16."

CORRECTION: These two sentences shall be deleted. Outlot 16 was not platted by the First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document No. 661141, but was reserved for platting at a later date and with different Outlot numbers.

AFFIANT makes this Affidavit for the purpose of correcting the above Declaration.

A copy of the original document (in part or whole) ___ is x is not attached to this Affidavit (if a copy of the original document is not attached, please attach legal description and names of grantors and grantees).

Recording Area

Name and Return Address:
Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue - #1800
Milwaukee, WI 53202

(Parcel Identification Number)

J. ADAMS INVESTMENTS, LLC

Signed: Brad Pavloski

*Brad Pavloski, Member

State of Wisconsin)
)ss.
County of Juneau)

AFFIANT is the (check one):

- Drafter of the document being corrected
- Owner of the property described in the document being corrected
- Other – explain:

Subscribed and sworn to (or affirmed) before me this 30th day of April, 2010.

Notary Public, State of Wisconsin

My Commission: 30-14

This instrument is drafted by: Michael D. Orgeman, Esq.

DOCUMENT # 661538

Amendment to Declaration of
Covenants, Conditions and
Restrictions for the First
Addition to ~~Copple~~ Point

Document Number

Recorded
SEP. 27, 2007 AT 08:00AM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
Fee Amount: \$19.00

Recording Area

Name and Return Address
J Adams Investments LLC
PO Box 1037
Wisconsin Rapids, WI
54485

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the documents or may be placed on additional pages of the documents. Note: Use of this cover page adds one page to your documents and \$2.00 to the recording fee. Wisconsin Statutes, §9.517. WRDA 2/96

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FIRST ADDITION TO COPPER POINT

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 26th day of SEPTEMBER, 2007.

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point (the "Restrictions") were recorded on September 13, 2007, in the Office of the Register of Deeds for Juneau County, Wisconsin as Document No. 661253; and

WHEREAS, the Restrictions cover lots 2 through 12 of Copper Point Subdivision, and Lots 13 through 130 and Outlots 2 through 15 of the First Addition to Copper Point all of which are legally described on Exhibit A attached hereto; and

WHEREAS, the Developer, J. Adams Investments, LLC, pursuant to Article XXIII of the Restrictions, has the right to amend the Restrictions and to establish certain provisions which may be applicable to one or more, but less than all, of the developments; and

WHEREAS, the Developer desires to amend the Restrictions such that the Owners of Lots 2 through 12 of Copper Point Subdivision will not own an undivided interest in Outlots 2 through 15 of the First Addition to Copper Point, unless a Lot Owner obtains the written consent of the Developer.

DECLARATION

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are amended as follows:

1. The Owners of Lots 2 through 12 of Copper Point Subdivision shall not have an equal undivided ownership interest in Outlots 2 through 15 of the First Addition

to Copper Point. The Owners of Lots 2 through 12 of Copper Point Subdivision shall not be liable for assessments and expenses associated with maintaining, improving, policing, and preserving Outlots 2 through 15 of the First Addition to Copper Point. Each of the Owners of Lots 2 through 12 of Copper Point Subdivision are required to obtain the written consent of the Developer before each Lot Owner may utilize the improvements located on Outlots 2 through 15, including, but not limited to the use of the clubhouse, indoor swimming pool, fitness room, pond, tennis court, sand volleyball court, putting green, and private parking lot located on Outlot 10. The decision of the Developer whether to consent to the Owners of Lots 2 through 12 of Copper Point Subdivision having an interest in Outlots 2 through 15 shall be in the sole discretion of the Developer. In the event the Developer consents in writing to a Lot Owner's use of the Outlots in the First Addition to Copper Point, the Developer and such Lot Owner shall record an Amendment to this Declaration granting such Lot Owner an equal undivided ownership interest in the Outlots and said Lot Owner shall be liable for its pro rata share of assessments associated with the Outlots.

2. The Developer shall have the right to deposit fill and increase the height of grade on Lots 31 through 35 of the First Addition to Copper Point to allow for full walkout basements on these Lots.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Developer as of the year and date first written above.

J. ADAMS INVESTMENTS, LLC

By: *Brad Pavloski*
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
JUNEAU COUNTY)

Personally came before me this 26 day of September, 2007, the above-named Brad Pavloski, Member of J. Adams Investments, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kirsten J. Pond
Notary Public, State of Wisconsin
My Commission: June 7, 2009

THIS INSTRUMENT DRAFTED BY:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, #1800
Milwaukee, WI 53202



EXHIBIT A

Lot 1 (One) through Lot 12 (Twelve) and Outlot 1 (One) of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Page 26 as Document Number 637732.

Lots 13 through 130 and Outlots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 of the First Addition to Copper Point, recorded in Volume 12 of Plats, on Page 1-8, as Document No. 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Second Amendment to Declaration
of Covenants, Conditions and
Restrictions for the First
Addition to Copper Point

DOCUMENT # 661798

Document Number

Document Title

Recorded
OCT. 05, 2007 AT 01:35PM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
Fee Amount: \$17.00

Recording Area

Name and Return Address

HL 58802

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, 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, 59.517. WRDA 2/96

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FIRST ADDITION TO COPPER POINT

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 5th day of October, 2007.

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point (the "Restrictions") were recorded on September 13, 2007, in the Office of the Register of Deeds for Juneau County, Wisconsin as Document No. 661253; and

WHEREAS, the Restrictions cover lots 2 through 12 of Copper Point Subdivision, and Lots 13 through 130 and Outlots 2 through 15 of the First Addition to Copper Point all of which are legally described on Exhibit A attached hereto; and

WHEREAS, the Developer, J. Adams Investments, LLC, pursuant to Article XXIII of the Restrictions, has the right to amend the Restrictions and to establish certain provisions which may be applicable to one or more, but less than all, of the developments; and

WHEREAS, the Developer desires to amend the Restrictions to provide that the Owner of Lot 12 of Copper Point Subdivision and their successors and assigns have an equal undivided ownership interest in Outlots 2 through 15 of the First Addition to Copper Point.

DECLARATION

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are amended as follows:

1. The Owner of Lot 12 of Copper Point Subdivision, their successors and assigns, shall have an equal undivided ownership interest in Outlots 2 through 15 of the First Addition to Copper Point. The Owner of Lot 12 of Copper Point

25

Subdivision shall be liable for its pro rata share of all assessments and expenses associated with maintaining, improving, policing, and preserving Outlots 2 through 15 of the First Addition to Copper Point. A Lot Owner shall not have the right to sever its interest in the Outlots from its ownership of its Lot.

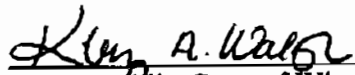
IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Developer as of the year and date first written above.

J. ADAMS INVESTMENTS, LLC

By: 
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
JUNEAU COUNTY)

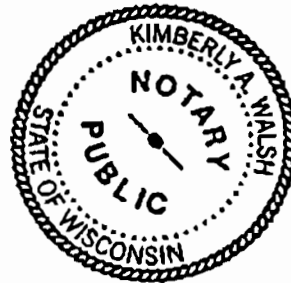
Personally came before me this 20th day of September, 2007, the above-named Brad Pavloski, Member of J. Adams Investments, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
My Commission: 3/14/2010

THIS INSTRUMENT DRAFTED BY:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, #1800
Milwaukee, WI 53202

L:\MDO\Pavloski\Amendment to Declaration of Covenants 09-25-07



7/6

EXHIBIT A

Lot 1 (One) through Lot 12 (Twelve) and Outlot 1 (One) of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Page 26 as Document Number 637732.

Lots 13 through 130 and Outlots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 of the First Addition to Copper Point, recorded in Volume 12 of Plats, on Page 1-8, as Document No. 661141, located in the Town of Germantown, Juneau County, Wisconsin.

93

THIRD AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST
ADDITION TO COPPER POINT

DOCUMENT # 661877

Document Number

Document Title

Recorded
OCT. 09, 2007 AT 02:50PM

CHARLIE BENDER
REGISTER OF DEEDS

JUNEAU CO., WI

Fee Amount: \$17.00

Recording Area

Name and Return Address HTL 57501

Parcel Identification Number (PIN)

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, 59.517. WRDA 2/96

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FIRST ADDITION TO COPPER POINT

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 9th day of October, 2007.

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point (the "Restrictions") were recorded on September 13, 2007, in the Office of the Register of Deeds for Juneau County, Wisconsin as Document No. 661253; and

WHEREAS, the Restrictions cover lots 2 through 12 of Copper Point Subdivision, and Lots 13 through 130 and Outlots 2 through 15 of the First Addition to Copper Point all of which are legally described on Exhibit A attached hereto; and

WHEREAS, the Developer, J. Adams Investments, LLC, pursuant to Article XXIII of the Restrictions, has the right to amend the Restrictions and to establish certain provisions which may be applicable to one or more, but less than all, of the developments; and

WHEREAS, the Developer desires to amend the Restrictions to provide that the Owner of Lot 3 of Copper Point Subdivision and their successors and assigns have an equal undivided ownership interest in Outlots 2 through 15 of the First Addition to Copper Point.

DECLARATION

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are amended as follows:

1. The Owner of Lot 3 of Copper Point Subdivision, their successors and assigns, shall have an equal undivided ownership interest in Outlots 2 through 15 of the First Addition to Copper Point. The Owner of Lot 3 of Copper Point Subdivision

shall be liable for its pro rata share of all assessments and expenses associated with maintaining, improving, policing, and preserving Outlots 2 through 15 of the First Addition to Copper Point. A Lot Owner shall not have the right to sever its interest in the Outlots from its ownership of its Lot.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Developer as of the year and date first written above.

J. ADAMS INVESTMENTS, LLC

By: [Signature]
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
JUNEAU COUNTY)

Personally came before me this 20th day of September, 2007, the above-named Brad Pavloski, Member of J. Adams Investments, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My Commission: 03/14/2010

THIS INSTRUMENT DRAFTED BY:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, #1800
Milwaukee, WI 53202

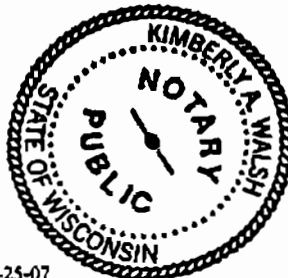


EXHIBIT A

Lot 1 (One) through Lot 12 (Twelve) and Outlot 1 (One) of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Page 26 as Document Number 637732.

Lots 13 through 130 and Outlots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 of the First Addition to Copper Point, recorded in Volume 12 of Plats, on Page 1-8, as Document No. 661141, located in the Town of Germantown, Juneau County, Wisconsin.

196

DOCUMENT # 661870

FOURTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST
AMENDMENT TO CORNER POINT

Document Number

Document Title

Recorded

OCT. 09, 2007 AT 02:50PM

CHRISTIE BENDER

REGISTER OF DEEDS

JENSEN CO., WI

Fee Amount: \$17.22

Recording Area

Name and Return Address HTL 54501

Parcel Identification Number (PIN)

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, 58.43(2m).
WRDA HB Rev. 1/8/2004

1-7

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FIRST ADDITION TO COPPER POINT

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 9th day of October, 2007.

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point (the "Restrictions") were recorded on September 13, 2007, in the Office of the Register of Deeds for Juneau County, Wisconsin as Document No. 661253; and

WHEREAS, the Restrictions cover lots 2 through 12 of Copper Point Subdivision, and Lots 13 through 130 and Outlots 2 through 15 of the First Addition to Copper Point all of which are legally described on Exhibit A attached hereto; and

WHEREAS, the Developer, J. Adams Investments, LLC, pursuant to Article XXIII of the Restrictions, has the right to amend the Restrictions and to establish certain provisions which may be applicable to one or more, but less than all, of the developments; and

WHEREAS, the Developer desires to amend the Restrictions to provide that the Owner of Lot 4 of Copper Point Subdivision and their successors and assigns have an equal undivided ownership interest in Outlots 2 through 15 of the First Addition to Copper Point.

DECLARATION

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are amended as follows:

1. The Owner of Lot 4 of Copper Point Subdivision, their successors and assigns, shall have an equal undivided ownership interest in Outlots 2 through 15 of the First Addition to Copper Point. The Owner of Lot 4 of Copper Point Subdivision

shall be liable for its pro rata share of all assessments and expenses associated with maintaining, improving, policing, and preserving Outlots 2 through 15 of the First Addition to Copper Point. A Lot Owner shall not have the right to sever its interest in the Outlots from its ownership of its Lot.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Developer as of the year and date first written above.

J. ADAMS INVESTMENTS, LLC

By: *Brad Pavloski*
Brad Pavloski, Member

STATE OF WISCONSIN)
)SS
JUNEAU COUNTY)

Personally came before me this 28th day of September, 2007, the above-named Brad Pavloski, Member of J. Adams Investments, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Kimberly A. Walsh
Notary Public, State of Wisconsin
My Commission: 03/14/2010

THIS INSTRUMENT DRAFTED BY:

Michael D. Orgeman, Esq.
Lichtsinn & Haensel, s.c.
111 East Wisconsin Avenue, #1800
Milwaukee, WI 53202

L:\MDO\Pavloski\Amendment to Declaration of Covenants 09-25-07

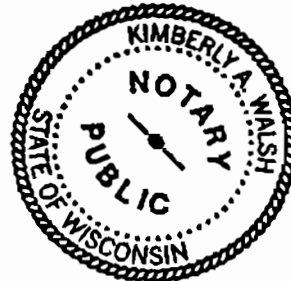


EXHIBIT A

Lot 1 (One) through Lot 12 (Twelve) and Outlot 1 (One) of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Page 26 as Document Number 637732.

Lots 13 through 130 and Outlots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 of the First Addition to Copper Point, recorded in Volume 12 of Plats, on Page 1-8, as Document No. 661141, located in the Town of Germantown, Juneau County, Wisconsin.

FIFTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 666915

Document Number

Title of Document

Recorded
June 19, 2008 AT 08:00AM

CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI

Fee Amount: \$17.00

Total Pages 4

**INDEXING
COMPLETED**

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
301 South Main Street
Adams, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO FIRST ADDITION TO COPPER POINT DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

This Amendment to Copper Point Declaration of Covenants, Conditions and Restrictions is made this 18th day of JUNE, 2008.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions (the "Original Restrictions") were recorded on January 10, 2005, in the office of the Register of Deeds for Juneau County, Wisconsin as Document No. 637733; and

WHEREAS, the Original Restrictions were amended and replaced by the Declaration of Covenants, Conditions, and Restrictions for the First Addition to Copper Point recorded on September 13, 2007, in the office of the Register of Deeds for Juneau County, Wisconsin as Document No. 661253 (the "Restrictions"); and

WHEREAS, the Restrictions cover all Lots and Outlots described on Exhibit A attached hereto and incorporated herein by reference (the "Subdivision").

WHEREAS, pursuant to Article XXV of the Restrictions, the Declarant has the right to amend the Restrictions by recording an amendment with the Juneau County Register of Deeds; and

WHEREAS, the Declarant, J. Adams Investments, LLC, desires to amend the Restrictions to prohibit the use of satellite dishes in the Subdivision.

DECLARATION

NOW, THEREFORE, the Copper Point Declaration of Covenants, Conditions and Restrictions are amended as follows:

1. Article XV entitled "Antennae" of the Restrictions is amended as follows:

No exterior antennae, including dish type antennae shall be allowed on any homes or Lots within the Subdivision.

IN WITNESS WHEREOF, this Amendment to the Copper Point Declaration of Covenants, Conditions and Restrictions is executed by the Declarant as of the year and date first written above.

J. Adams Investments, LLC

By: *Patrick C. Pavloski*
Patrick C. Pavloski, Member

STATE OF WISCONSIN)
Juneau COUNTY)ss)

Personally came before me this 18 day of June, 2008, the above-named Patrick C. Pavloski, Member of J. Adams Investments, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Kristin J. Porel
Notary Public, Juneau Wisconsin
My commission is June 7, 2009

This instrument drafted by:
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

SIXTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 669706

Document Number

Title of Document

Recorded

Nov. 21, 2008 AT 08:00AM

CHRISTIE BENDER
REGISTER OF DEEDS

JUNEAU CO., WI

Fee Amount: \$29.00

Total Pages 10

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
301 South Main Street
Adams, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 19TH day of NOVEMBER, 2008.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253. The Copper Point Restrictions and the First Addition to Copper Point Restrictions are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A of the Restrictions; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions and to add additional land to the Restrictions; and

WHEREAS, the Declarant desires to submit additional lands, namely the Second Addition to Copper Point Subdivision, to the Restrictions, and desires to amend the minimum square footage requirement for a residential dwelling.

NOW, THEREFORE, the Copper Point Declaration of Covenants, Conditions and Restrictions are hereby amended as follows:


1. The real estate described on Exhibit A attached hereto and further described on the Final Plat of the Second Addition to Copper Point attached hereto as **Exhibit B** (the "Second Addition") is subject to the terms of the Restrictions, and Lots 131 through 158, and Outlots 16 and 17 as set forth therein are subject to the Restrictions, and all purchasers and their successors of any portion of the Second Addition, and each and every conveyance of any portion of the Second Addition will be, subject to the Restrictions.
2. **Article III – Amendment to Minimum Square Footage of Residential Dwelling.** Paragraphs three and four of Article III on page 6, and the first full paragraph of page 7 of the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point recorded as Document No. 661253 are deleted in their entirety and replaced with the following:

"Dwellings abutting ClearWater Lake must have the following: (i) a minimum footprint of 1200 square feet of living area and a maximum of 2500 square feet of living area above grade, and (ii) a minimum eight foot exposed basement faced in stone, cultured stone, brick, or similar materials subject to the approval of the Architectural Control Committee. Lots 36 through 44 inclusive must have a minimum footprint of 1500 square feet of living area above grade."

IN WITNESS WHEREOF, this Amendment to the First Addition to Copper Point Declaration of Covenants, Conditions and Restrictions is executed by the Declarant as of the day and year first written above.

(Declarant)

J. Adams Investments, LLC

By: 

Brent Parker, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF WOOD

This instrument was acknowledged before me on November 17, 2008 by
BRAD PAVLOSKI, Member of J. Adams Investments, LLC.

Mary Sue Jinsky
Notary Public, State of Wisconsin.
My commission expires: 6-17-10



This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF SECOND ADDITION TO COPPER POINT

Lot 131 through Lot 158 inclusive, Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26 through 29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

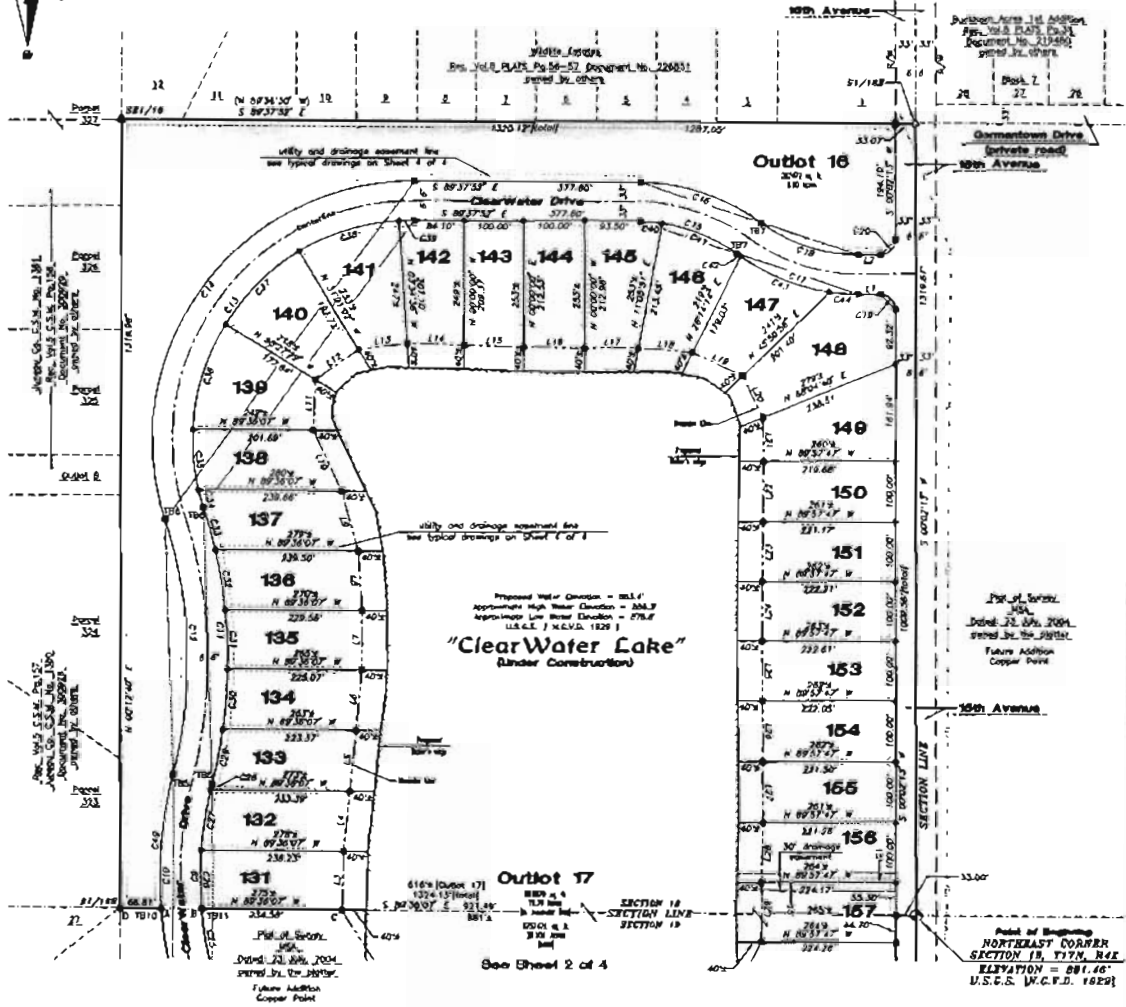
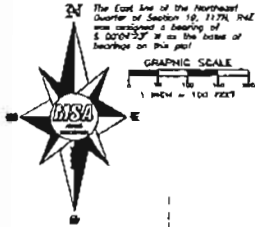
EXHIBIT B
FINAL PLAT OF SECOND ADDITION TO COPPER POINT
(See attached Plat as the next page)

SECOND ADDITION TO COPPER POINT

A Planned Unit Development

The Southeast Quarter of the Southeast Quarter of Section 18 and part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 17 North, Range 4 East, Town of Garmentown, Juneau County, Wisconsin

LAST QUARTER CORNER SECTION 18, T17N, R4E



LEGEND:

- ⊕ - Northern cast iron monument found
- ⊙ - 2 1/2" O.D. round iron pipe, found
- ⊙ - 3/4" round iron rod, found
- ⊙ - 1 1/8" round iron rod, found
- ⊕ - 1 1/4" O.D. round iron pipe, found
- ⊙ - 3/4" x 18" round iron rod, placed weighing 1.50 lbs per foot R.
- ⊙ - 1 1/4" x 18" round iron rod, placed weighing 2.17 lbs per foot R.
- ⊙ - Wisconsin / Perceps auto tie
- () - monument as
- - utility pole

Note: The placement of the divider monuments of the subdivision have been temporarily marked per s.236.15 (1)(b), Wis. Stats.

Note: See typical lot drainage, easements, utility easements and building setback drawings and notes on sheet 2 of 4 for more information.

UTILITY COMPANY LIST

- | | |
|--|---|
| <p>DTV / INTERNET - Madison
1504 2nd Street SE
ROSELAND, MN 56003
800-771-7803 ext. 2603
att: Brian Rodner</p> <p>TELEPHONE - Longwood Valley Telephone Co.
127 S.E. Hwy 117 & 112
P.O. Box 267
Camp Douglas, WI 54610
800-427-6318
att: Rochey Rogerson</p> <p>TELEPHONE - TDS Telecom
6576 Verona Street
P.O. Box 170
Verona, WI 54489
715-649-4871
fax: 715-559-4867
att: Aris Lavan</p> | <p>ELECTRIC - Oakdale Electric Cooperative
P.O. Box 128
OAKDALE, WI 54449
800-241-2468
fax: 808-372-3253
att: Scott Bremerhult</p> <p>ELECTRIC / GAS - Midland Energy
330 E. State Street
Madison, WI 53748
608-837-1814
fax: 608-837-1319
att: Tom Drennon</p> <p>SANITARY SEWER - O'Day's Bay
Sanitary District #1
N7812 Lake View Court
New Lisbon, WI 53950
608-543-3800
att: 608-543-3744
att: Tracy Fathwell</p> |
|--|---|

There are no objections to this plan with respect to Secs. 236.15, 236.16, 336.30 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____
Department of Administration

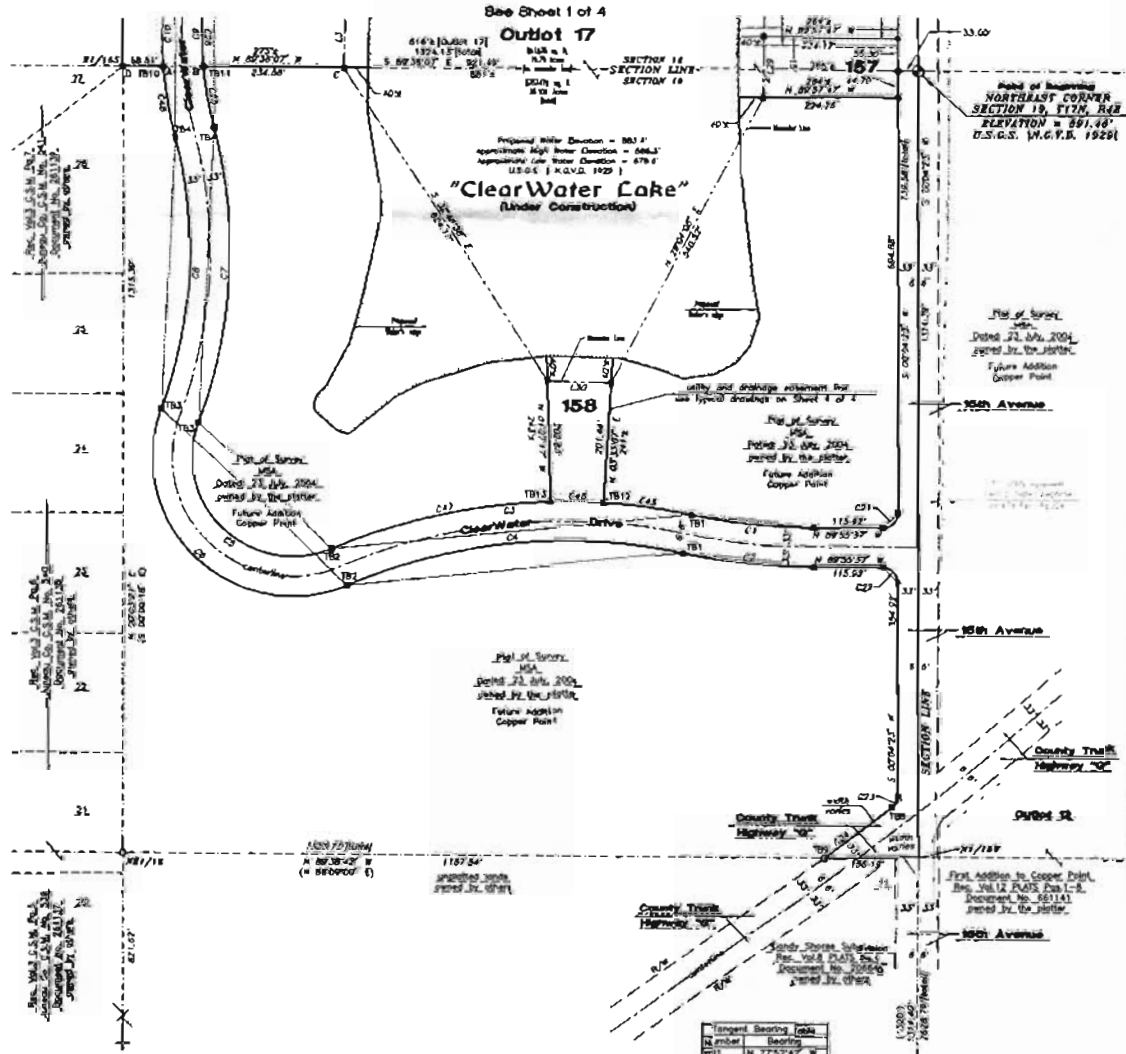
Second Addition to
copper point



SECOND ADDITION TO COPPER POINT

A Planned Unit Development

The Southeast Quarter of the Southeast Quarter of Section 18 and part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.



The East line of the Northeast Quarter of Section 19, T17N, R4E was extended a bearing of S 80°24'37" E at the base of bearing on this plot.

GRAPHIC SCALE
1 inch = 100 FEET

- LEGEND:**
- ⊙ - iron nail cast iron monument, found
 - ⊙ - 1/2" dia. round iron pipe, found
 - ⊙ - 3/4" round iron rod, found
 - ⊙ - 1 1/8" round iron rod, found
 - ⊙ - 1 1/4" dia. round iron pipe, found
 - ⊙ - 3/4" x 18" round iron rod, placed weighing 1.50 lbs. per 1000 ft.
 - ⊙ - 1/2" x 18" round iron rod, placed weighing 4.17 lbs. per 1000 ft.
 - ⊙ - Monument / Parcel data to be recorded as
 - ⊙ - utility pole

Point	Bearing
T11	N 77°52'42" W
T12	S 66°56'18" W
T13	N 50°19'18" E
T14	N 14°17'22" W
T15	N 14°28'31" E
T16	N 12°47'28" W
T17	S 52°48'13" E
T18	S 52°32'40" W
T19	S 54°52'59" W
T110	S 04°20'57" E
T111	S 04°51'01" E
T112	N 86°26'55" W
T113	S 89°32'41" W

Note: The placement of the utility monuments at this subdivision was done temporarily until per 4.23615 (1)(b), Wis. Stats.

Note: See typical for drainage assessments, utility easements and building setback drawings and notes on sheet 4 of 4 for more information.

There are no objections to this plan with respect to Secs. 236.11, 236.16, 236.20 and 236.31(1) and (2), Wis. Stats. as provided by a 240(1), Wis. Stats.

Confirmed _____

SECOND ADDITION TO COPPER POINT

A Planned Unit Development

The Southeast Quarter of the Southeast Quarter of Section 18 and part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Christopher J. Stever, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of Second Addition to Copper Point, being the Southeast Quarter of the Southeast Quarter of Section 18 and part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, as shown and described as follows:

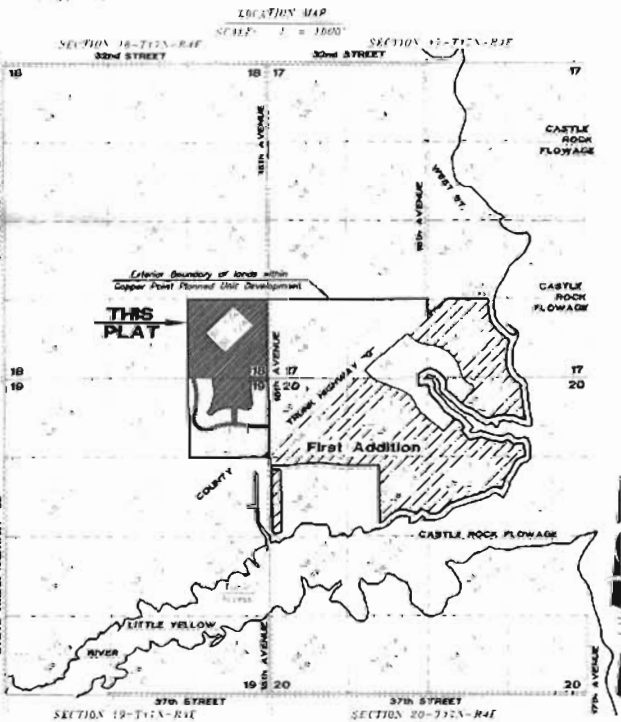
Beginning at the Northeast corner of said Section 18, thence S 00°04'05" E along the East line of the Northeast Quarter of said Section 18 a distance of 1314.39 feet to the Southeast corner thereof, thence N 89°30'45" W along the South line of said Northeast Quarter of the Northeast Quarter a distance of 158.19 feet to the West right-of-way line of County Trunk Highway 17 and a non-tangent curve to the left which has a radius of 3450.45 feet, a delta angle of 0°07'01" and a chord that bears N 53°47'49.51" E a distance of 142.83 feet, thence along the arc of said curve and said West right-of-way line a distance of 140.54 feet to the West right-of-way line of 15th Avenue and a curve to the left which has a radius of 25.00 feet, a delta angle of 57°20'17" and a chord that bears N 87°53'51" E a distance of 22.10 feet, thence along the arc of said curve and said West right-of-way line a distance of 22.89 feet, thence N 00°04'35" E along said West right-of-way line a distance of 224.82 feet to a curve to the left which has a radius of 35.00 feet, a delta angle of 90°00'00" and a chord that bears N 84°35'57" E a distance of 35.38 feet, thence along the arc of said curve a distance of 39.27 feet, thence N 89°55'37" E a distance of 113.92 feet to a curve to the right which has a radius of 1233.00 feet, a delta angle of 17°02'53" and a chord that bears N 83°24'03" E a distance of 217.22 feet to a curve to the left which has a radius of 656.80 feet, a delta angle of 35°11'54" and a chord that bears S 84°31'48" W a distance of 542.05 feet, thence along the arc of said curve a distance of 570.80 feet to a curve to the right which has a radius of 233.00 feet, a delta angle of 13°37'35" and a chord that bears N 48°27'17" W a distance of 427.97 feet, thence along the arc of said curve a distance of 542.43 feet to a curve to the left which has a radius of 767.00 feet, a delta angle of 24°36'31" and a chord that bears N 47°00'55" E a distance of 668.20 feet, thence along the arc of said curve a distance of 593.10 feet, a delta angle of 0°04'32" and a chord that bears N 09°19'09.5" E a distance of 190.08 feet, thence along the arc of said curve a distance of 120.23 feet to the north line of the Northeast Quarter of the Northeast Quarter of said Section 19, thence S 89°56'07" E along said North line a distance of 300.81 feet to a meander line of Clearwater Lake, thence S 37°41'36" E along said meander line a distance of 624.17 feet, thence S 89°11'20" E along said meander line a distance of 104.88 feet, thence N 28°04'25" E along said meander line a distance of 540.53 feet, thence S 89°37'47" E a distance of 224.25 feet to the West right-of-way line of said 15th Avenue, thence S 00°04'35" E along said West right-of-way line a distance of 894.88 feet to a curve to the right which has a radius of 73.00 feet, a delta angle of 90°00'00" and a chord that bears S 45°04'31" E a distance of 35.38 feet, thence along the arc of said curve a distance of 38.27 feet, thence N 89°55'37" E a distance of 113.92 feet to a curve to the right which has a radius of 582.00 feet, a delta angle of 17°02'53" and a chord that bears N 83°24'03" E a distance of 217.22 feet, thence along the arc of said curve a distance of 388.77 feet to a curve to the left which has a radius of 833.00 feet, a delta angle of 34°36'31" and a chord that bears N 03°00'55" E a distance of 102.18 feet, thence along the arc of said curve a distance of 303.17 feet to a curve to the right which has a radius of 453.54 feet, thence along the arc of said curve a distance of 503.17 feet to a curve to the right which has a radius of 827.00 feet, a delta angle of 0°04'32" and a chord that bears N 09°19'09.5" E a distance of 190.08 feet, thence along the arc of said curve a distance of 102.18 feet to the North line of the Northeast Quarter of the Northeast Quarter of said Section 19, thence N 89°56'07" E along said North line a distance of 133.06 feet to the Southeast corner of Parcel 223 of Juneau County Certified Survey Map number 1280, thence N 89°19'40" E along the East line of Parcels 223 and 224 of said Juneau County Certified Survey Map number 1280 and the East line of Parcel 225, 226 and 227 of Juneau County Certified Survey Map number 1281 a distance of 1318.68 feet to the Southeast corner of Lot 12 of 98896, thence S 89°37'52" E along the South line of Lots 12 through 13 inclusive and Lot 1 of said 98896, thence along an subdivision thereof a distance of 1200.17 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 19 and the 1000' OF BEGINNING, including or excluding of any being along the lot lines extended the meander line and the water's edge of Clearwater Lake.

I further certify that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof, that, have been run by me, and that the location and plat by the direction of the owner of said land that I have filed accordingly with the president of Chapter 336 of the Wisconsin State Statutes and the subdivision regulations of the Town of Germantown and the County of Juneau in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2008

Christopher J. Stever R.L.S. 5-29441

Lot Area Table	Area by Meander Line	Taxier Area
Lot 127	3773 sq. ft.	3773 sq. ft.
Lot 128	3773 sq. ft.	3773 sq. ft.
Lot 129	3773 sq. ft.	3773 sq. ft.
Lot 130	3773 sq. ft.	3773 sq. ft.
Lot 131	3773 sq. ft.	3773 sq. ft.
Lot 132	3773 sq. ft.	3773 sq. ft.
Lot 133	3773 sq. ft.	3773 sq. ft.
Lot 134	3773 sq. ft.	3773 sq. ft.
Lot 135	3773 sq. ft.	3773 sq. ft.
Lot 136	3773 sq. ft.	3773 sq. ft.
Lot 137	3773 sq. ft.	3773 sq. ft.
Lot 138	3773 sq. ft.	3773 sq. ft.
Lot 139	3773 sq. ft.	3773 sq. ft.
Lot 140	3773 sq. ft.	3773 sq. ft.
Lot 141	3773 sq. ft.	3773 sq. ft.
Lot 142	3773 sq. ft.	3773 sq. ft.
Lot 143	3773 sq. ft.	3773 sq. ft.
Lot 144	3773 sq. ft.	3773 sq. ft.
Lot 145	3773 sq. ft.	3773 sq. ft.
Lot 146	3773 sq. ft.	3773 sq. ft.
Lot 147	3773 sq. ft.	3773 sq. ft.
Lot 148	3773 sq. ft.	3773 sq. ft.
Lot 149	3773 sq. ft.	3773 sq. ft.
Lot 150	3773 sq. ft.	3773 sq. ft.
Lot 151	3773 sq. ft.	3773 sq. ft.
Lot 152	3773 sq. ft.	3773 sq. ft.
Lot 153	3773 sq. ft.	3773 sq. ft.
Lot 154	3773 sq. ft.	3773 sq. ft.
Lot 155	3773 sq. ft.	3773 sq. ft.
Lot 156	3773 sq. ft.	3773 sq. ft.
Lot 157	3773 sq. ft.	3773 sq. ft.
Lot 158	3773 sq. ft.	3773 sq. ft.



Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	867.00	17°02'53"	N 83°24'03"	202.87	203.34
C2	1033.00	17°02'53"	N 83°24'03"	218.82	219.22
C3	985.80	35°11'54"	S 84°31'48"	807.94	811.50
C4	929.80	35°11'54"	S 84°31'48"	582.05	570.98
C5	187.00	13°37'35"	N 48°27'17"	106.74	108.77
C6	233.00	13°37'35"	N 48°27'17"	127.97	129.22
C7	833.00	34°36'31"	N 03°00'55"	488.46	503.17
C8	787.00	34°36'31"	N 03°00'55"	456.29	463.51
C9	627.00	24°36'31"	N 00°04'32"	371.33	374.82
C10	656.80	24°36'31"	N 00°04'32"	343.80	347.51
C11	833.00	34°36'31"	N 03°00'55"	488.46	498.62
C12	787.00	34°36'31"	N 03°00'55"	456.29	463.48
C13	367.00	108°00'00"	S 86°17'21"	304.45	302.80
C14	443.00	108°00'00"	S 86°17'21"	367.53	367.20
C15	261.80	36°48'31"	S 71°13'32"	168.02	171.54
C16	333.00	36°48'31"	S 71°13'32"	210.26	213.84
C17	333.00	37°24'20"	S 71°13'32"	213.56	217.40
C18	267.00	37°24'20"	S 71°13'32"	171.22	174.57
C19	25.00	90°18'46"	S 45°04'31"	35.44	36.38
C20	25.00	89°44'14"	N 44°54'20"	35.22	36.18
C21	25.00	90°00'00"	S 45°04'31"	35.36	36.27
C22	25.00	90°00'00"	N 44°54'20"	35.36	36.27
C23	25.00	52°28'17"	S 28°18'31"	22.30	22.86
C24	3430.43	02°20'19"	E 53°49'48"	140.83	140.84
C25	627.00	09°29'21"	N 09°19'09.5"	103.16	103.30
C26	627.00	09°29'21"	N 09°19'09.5"	103.16	103.30
C27	627.00	09°15'01"	N 08°55'23.5"	101.12	101.23
C28	627.00	00°53'37"	N 13°59'24.5"	8.29	8.29
C29	833.00	06°20'29"	N 19°18'16.5"	82.19	82.19
C30	833.00	04°36'31"	N 04°36'31"	29.48	29.47
C31	833.00	06°20'29"	N 19°18'16.5"	82.19	82.19
C32	833.00	06°20'29"	N 19°18'16.5"	82.19	82.19
C33	833.00	06°20'29"	N 19°18'16.5"	82.19	82.19
C34	367.00	02°26'24"	N 02°26'24"	29.48	29.47
C35	367.00	12°44'22"	N 08°19'11"	100.50	100.62
C36	367.00	28°59'32"	N 17°02'46"	183.73	185.70
C37	367.00	27°29'26"	N 49°15'40"	174.09	175.77
C38	367.00	27°29'26"	N 49°15'40"	174.09	175.77
C39	367.00	03°58'44"	N 88°23'46"	25.27	25.27
C40	287.00	08°00'18"	S 86°37'44.5"	37.27	37.30
C41	287.00	28°48'22"	S 67°13'55"	132.83	134.24
C42	287.00	07°18'42"	S 67°13'55"	7.23	7.23
C43	303.00	27°57'09"	S 67°59'29"	158.96	160.50
C44	333.00	08°27'34"	E 89°59'46"	49.12	49.12
C45	867.00	08°27'34"	N 82°08'46.5"	148.89	148.89
C46	867.00	08°27'34"	N 82°08'46.5"	148.89	148.89
C47	985.80	08°27'34"	N 82°08'46.5"	148.89	148.89
C48	985.80	27°36'30"	S 77°44'29"	373.53	375.85
C49	985.80	09°28'25"	N 09°19'09.5"	120.09	120.23
C50	833.00	18°47'29"	N 05°02'47"	228.29	227.28

There are no objections to this plat with respect to Sec. 236.11, 236.16, 236.20 and 236.21(1) and (2). We Do Not, as provided by a 236.12, We Do Not.

Certified _____ 20

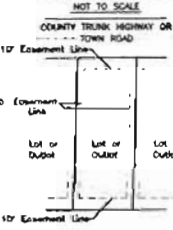
Department of Administration

SECOND ADDITION TO COPPER POINT

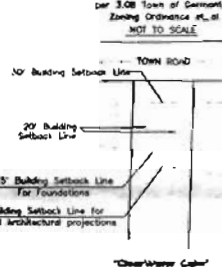
A Planned Unit Development

The Southeast Quarter of the Southeast Quarter of Section 18 and part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin

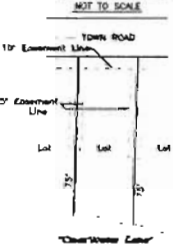
TYPICAL DRAINAGE AND UTILITY EASEMENTS



TYPICAL LOT BUILDING SETBACKS



TYPICAL DRAINAGE AND UTILITY EASEMENTS



CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

J Adams Investments, Limited Liability Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, on behalf, does hereby certify that said corporation owned the land described on this plat to be surveyed, divided, resubdivided and dedicated as represented on the plat. I also certify that this plat is required by Sec. 236.10 or Sec. 236.12 to be submitted to the following for approval or objection:

DELECTING AUTHORITIES:
The Department of Administration
ADJUTANT CLERKS:
The County of Juneau
The Town of Germantown

In witness whereof, the said J Adams Investments, L.L.C. has caused these presents to be signed by its Authorized Representative
This ___ day of _____ 2008
In the presence of _____

J Adams Investments, L.L.C.
c/o Brad P. Poyles
P.O. Box 1027
Wisconsin Rapids, WI 54485-1027

Brad P. Poyles Authorized Representative

STATE OF WISCONSIN
COUNTY OF _____
Personally came before me this ___ day of _____ 2008, the above named _____
Brad P. Poyles
To me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public _____ Do _____
my commission expires _____

DRAWN / SURVEYED BY: J ADAMS INVESTMENTS, L.L.C.
c/o Brad and Pat Poyles
P.O. Box 1027
Wisconsin Rapids, WI 54485-1027
(715) 323-8384
fax: (715) 323-8722

SURVEYOR: WSA PROFESSIONAL SERVICES, INC.
Christopher J. Bremer
301 South Main Street
Adams, WI 53910
(608) 338-3000
fax: (608) 338-8078

There are no objections to this plat with respect to Secs 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.15, Wis. Stats.
Certified _____
Department of Administration

TOWN OF GERMANTOWN:

Resolved, that the Plat of Second Addition to Copper Point in the Town of Germantown is hereby approved by the town board of Germantown.
Date _____ Approved _____
Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the town of Germantown.
Date _____ Approved _____
Town Clerk

TOWN OF GERMANTOWN PLANNING COMMISSION:

The Town of Germantown does hereby certify that the Plat of Second Addition to Copper Point is hereby approved in accordance with the Town of Germantown Subdivision and Zoning Ordinances.
Date _____
Planning Administrator

LAND, FORESTRY, PARKS AND ZONING COMMITTEE APPROVAL:

Resolved that the Plat of Second Addition to Copper Point is hereby approved by the Land, Forestry, Parks and Zoning Committee on _____
Date _____
David H. Donahy Zoning Administrator

I hereby certify that the foregoing is approved by the Land, Forestry, Parks and Zoning Committee on _____
Date _____
Kristian Rydzak County Clerk

CERTIFICATE OF TAXES PAID:

TREASURER'S CERTIFICATE:
We, being duly elected, qualified and acting Treasurers of the town of Germantown and the county of Juneau do hereby certify that the records in our offices show no arrears for taxes, unpaid taxes or unpaid special assessments affecting any of the lots included in this plat as of the dates stated below.
Date _____
Date _____
Town Treasurer
County Treasurer

AREA:
Total Area 22878561 sq. ft.
52.524 Acres
Area to be added 272007 sq. ft.
6.24 Acres
ZONING:
This property is zoned
PUD - Planned Unit Development District

JUNEAU COUNTY REGISTER OF DEEDS:

Register's Office
Juneau County, Wis. 555
Received for record this ___ day of _____ 2008
of _____ P. and recorded in Volume _____ of Page _____
Register of Deeds

OUTLOT RESTRICTION:

A restriction is placed on this plat which prohibits the erection of buildings for human habitation which will be required by the installation of new sewerage systems for public lots adjacent to any outlot in this subdivision.

UTILITY EASEMENT RESTRICTION:

No utility poles, conductors or cables shall be placed so as to disturb any survey monument or adjacent right-of-way or street line. The measurement disturbance of a survey monument is a violation of S.236.32 of Wisconsin Statutes.
Utility easements set forth herein are for the use of public bodies and private utilities having the right to serve this subdivision, or land

NOTES:

Second Addition to Copper Point will be subject to a recorded classification of easements, conditions and restrictions.
Outlots 18 and 17 are to be reserved for open space and natural areas. (Lease to be defined by comment.)
Clearwater Drive is dedicated to the public.
Clearwater Drive, as shown herein, will be constructed in accordance with the Town of Germantown Ordinance Number 15 and Chapter Z1 Juneau County Code.
Public utility poles will be permitted to cross lots and incorporated into this development.
The drainage easements, as shown herein, are granted to the Town of Germantown.

Second Addition to
copper point

18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

MSA
SURVEYING & ENGINEERING
TELEPHONIC SURVEYING & ENGINEERING
1000 W. Wisconsin Ave., Suite 100
Madison, WI 53706
Tel: 608.261.1234
Fax: 608.261.1235
www.msa-surveying.com

SEVENTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 674810

Document Number

Title of Document

Recorded

Aug. 03, 2009 AT 02:55PM

CHRISTIE BENDER

REGISTER OF DEEDS

JUNEAU CO., WI

Fee Amount: \$31.00

Total Pages 11

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

P.U.

MSA Professional Services, Inc

301 South Main Street

Adams, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 3RD day of AUGUST, 2009.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; and the Sixth Amendment dated the 19th day of

November, 2008, which were recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706. The Copper Point Restrictions, First Addition to Copper Point Restrictions, and Second Addition to Copper Point Restrictions, and all amendment thereto are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition and Second Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A of the Restrictions; and

WHEREAS, the Declarant has recorded the Plat of the Third Addition to Copper Point Subdivision which is a replat of Lots 25, 26, 27, 31 through 41 inclusive, and Lots 55 through 60 inclusive of the First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document No. 661141. The Third Addition to Copper Point creates Lots 159 through 184 inclusive as shown on Exhibit B attached hereto; and

WHEREAS, the Declarant has developed Lots 159 through 184 as shown on Exhibit B hereto, and desires to amend the Restrictions to provide for specific side yard setbacks for Lots 159 through 184 inclusive; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

NOW, THEREFORE, the First Addition to Copper Point Declaration of Covenants, Conditions and Restrictions are hereby amended as follows:

1. Lots 159 through 184 inclusive are hereby subject to the Restrictions. As shown of the Third Addition Plat, all utility and drainage easements that were located along the lot lines of Lots 25, 26, 27, 31 through 41 inclusive, and Lots 55 through 60 inclusive of the First

Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document No. 661141, are hereby terminated and released. Each Lot Owner in the Third Addition shall be responsible for any and all costs and expenses associated with relocating utility services, utility pedestals, or easements therefore to alternate locations within their Lot.

2. **Setbacks and Size of Structures.** Lots 159 through 184 inclusive of the Third Addition to Copper Point Subdivision as shown on Exhibit B attached hereto are subject to a 15 foot side yard building setback requirement. Dwellings on Lots 42 through 45 inclusive, and Lots 169 through 176 inclusive of Copper Point must have a minimum of 1500 square feet above grade.

IN WITNESS WHEREOF, this Amendment to the First Addition to Copper Point Declaration of Covenants, Conditions and Restrictions is executed by the Declarant as of the day and year first written above.

(Declarant)

J. Adams Investments, LLC


By: 
Brad Pavloski, Member



ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF Washington

This instrument was acknowledged before me on 08/03/2009 by Brad Pavloski, Member of J. Adams Investments, LLC.


Kimberly A. Walsh
Notary Public, State of Wisconsin
My commission expires: 03.14.2010

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
FINAL PLAT OF THIRD ADDITION TO COPPER POINT
(See attached Plat as the next page)

THIRD ADDITION TO COPPER POINT

A Planned Unit Development

A Replat of Lots 25, 26, 27, 31 through 41 inclusive and 55 through 60 inclusive of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document number 881141.

Located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 17 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

LEGEND:

- ⊕ - Harrison cast iron monument, found
- ⊕ - 3/4" round iron rod with aluminum cap, found
- - 1 1/4" round iron rod, found
- - 3/4" round iron rod, found
- - 3/4" X 18" round iron rod, placed weighing 1.50 lbs. per lineal ft.
- - 1 1/4" X 18" round iron rod, placed weighing 4.17 lbs. per lineal ft.
- ▨ - Wetlands
- ▨ - Wetlands setback (See Notes)

First Addition to Copper Point, Reg. Vol. 12 PLATS Pgs. 1-8, Document No. 881141, signed by the plattee.

JUNEAU COUNTY REGISTER OF DEEDS:

Register's Office
Juneau County, Wis. JSS
Received for record this _____ day of _____, 20____
at _____ m. and recorded in Volume _____ of Plats,
Page _____.

Register of Deeds

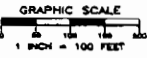
CERTIFICATE OF TAXES PAID: TREASURER'S CERTIFICATE:

We, being duly elected, qualified and acting treasurers of the town of Germantown and the county of Juneau do hereby certify that the records in our office show no unreturned tax sales, unpaid taxes or unpaid special assessments affecting any of the lands included in this plat as of the dates stated below.

Date: _____ Town Treasurer
Date: _____ County Treasurer



The South line of the Southwest Quarter of Section 17, T17N, R4E was assigned a bearing of N 89°35'39" W as the basis of bearings on this plat.



Note: See typical lot drainage easements, utility easements and building setback drawings and notes on sheet 4 of 4 for more information.

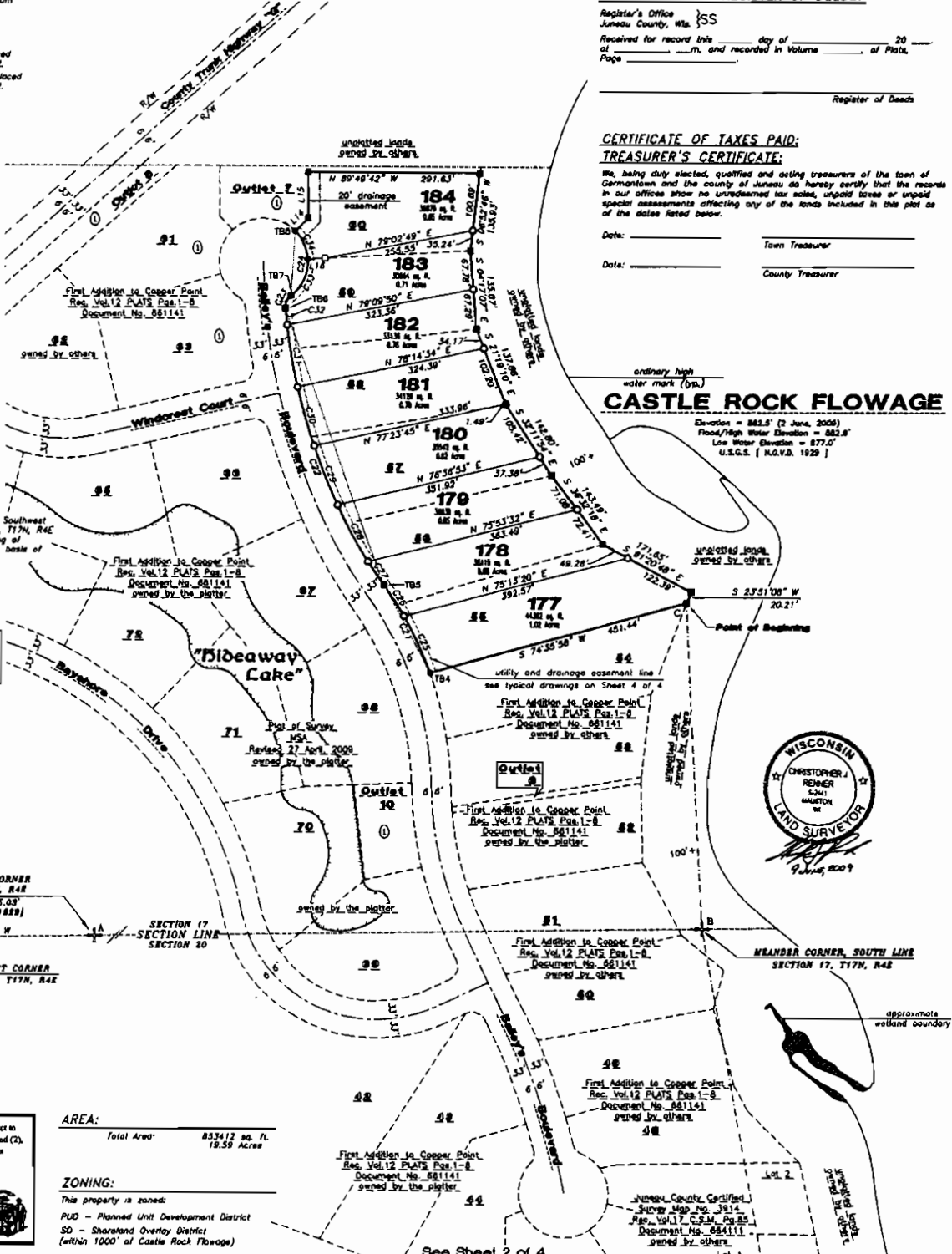
SOUTH QUARTER CORNER SECTION 17, T17N, R4E
ELEVATION = 886.03'
U.S.G.S. (N.G.V.D. 1988)

SOUTHWEST CORNER SECTION 17, T17N, R4E

AREA:
Total Area: 85,3412 sq. ft.
19.59 Acres

ZONING:
This property is zoned:
PUD - Planned Unit Development District
SO - Shoreland Overlay District (within 1000' of Castle Rock Flowage)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by a 236.12, Wis. Stats.
Certified July 7th, 2009
Reinhold
Department of Administration



CASTLE ROCK FLOWAGE

ordinary high water mark (m.)
Elevation = 882.5' (2 June, 2008)
Flood/High Water Elevation = 882.5'
Low Water Elevation = 877.0'
U.S.G.S. (N.G.V.D. 1929)



	Third Addition to		PL. A-F 110/05	PROJECT NO. 0334773	DATE	REVISION	BY
	copper point		drawn by: Renner	DATE: June, 2009			
			DESIGNED BY: Rhunhart	SCALE: 1" = 100'			

MSA TRANSPORTATION • MARSHAL DEVELOPMENT • SURVEILLANCE
301 North Lincoln Street, Suite 1000, Wausau, Wisconsin 54980
715-838-1300 • Fax 715-838-8078
© MSA Professional Services, Inc.

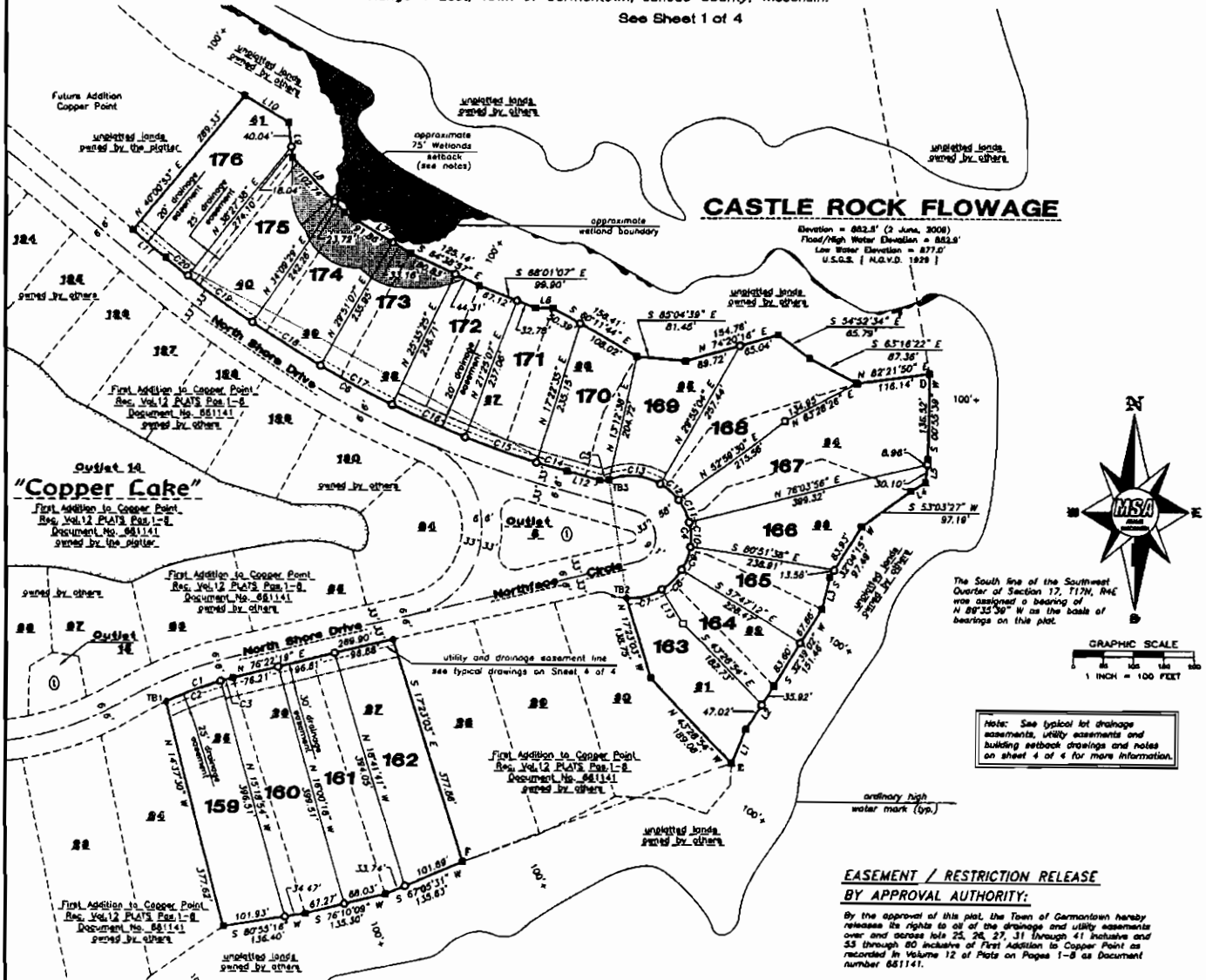
THIRD ADDITION TO COPPER POINT

A Planned Unit Development

A Replat of Lots 25, 26, 27, 31 through 41 inclusive and 55 through 60 inclusive of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document number 681141.

Located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 17 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

See Sheet 1 of 4



CASTLE ROCK FLOWAGE

Elevation = 882.5' (2 June, 2008)
Flood/High Water Elevation = 882.5'
Low Water Elevation = 877.0'
U.S.G.S. | N.G.V.D. 1929 |

LEGEND:

- ⊕ - Harrison cast iron monument, found
- + - 3/4" round iron rod with aluminum cap, found
- - 1 1/4" round iron rod, found
- - 3/4" round iron rod, found
- - 3/4" x 18" round iron rod, placed weighing 1.50 lbs. per lineal ft.
- - 1 1/4" x 18" round iron rod, placed weighing 4.17 lbs. per lineal ft.
- ▨ - Wetlands
- ▩ - Wetlands setback (See Notes)
- - First Addition to Copper Point, Reg. Vol. 12 PLAT'S Pgs. 1-8, Document No. 681141, owned by the platler.

There are no objections to this plat with respect to Secs. 236.13, 236.14, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 20th 2009

Renee M. Down
Department of Administration



EASEMENT / RESTRICTION RELEASE BY APPROVAL AUTHORITY:

By the approval of this plat, the Town of Germantown hereby releases its rights to all of the drainage and utility easements over and across lots 25, 26, 27, 31 through 41 inclusive and 55 through 60 inclusive of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document number 681141.

IN WITNESS WHEREOF, the said Town of Germantown has caused these presents to be signed by its Town Chairman, and its Town Clerk, of Juneau County, Wisconsin on this _____ Day of _____, 2009.

TOWN OF GERMANTOWN:

Resolved, that the Plat of Third Addition to Copper Point in the town of Germantown is hereby approved by the town board of Germantown.

Date: _____ Approved: _____
Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the town of Germantown.

Date: _____ Approved: _____
Town Clerk

TOWN OF GERMANTOWN PLANNING COMMISSION:

The town of Germantown does hereby certify that the Plat of Third Addition to Copper Point be and hereby is approved in compliance with the town of Germantown Subdivision and Zoning Ordinances.

Date: _____
Zoning Administrator

2 of 4	334723	Third Addition to		P/A	A-F 110/05	PROJECT NO.	0334773	DATE	June, 2009	BY	
		copper point		DRAWN BY	Reimer	DATE	June, 2009	CREATED BY	Rinehart	SCALE	1" = 100'



THIRD ADDITION TO COPPER POINT

A Planned Unit Development

A Replat of Lots 25, 26, 27, 31 through 41 inclusive and 55 through 60 inclusive of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document number 661141.

Located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 17 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.11, 236.16, 236.26 and 236.31(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stat.

Certified July 20th 2009

Brent R. Pomy
Department of Administration

SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plot of Third Addition to Copper Point. A replat of Lots 25, 26, 27, 31 through 41 inclusive and 55 through 60 inclusive of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document number 661141. Located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 17 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, bounded and described as follows:

Commencing at the South Quarter corner of said Section 17, thence N 89°14'43" E along the South line of the Southeast Quarter of said Section 17 a distance of 153.72 feet to a Meander corner on the South line of the Southeast Quarter of said Section 17, thence N 02°30'31" W a distance of 359.18 feet to the Southeast corner of Lot 55 of said First Addition to Copper Point and the POINT OF BEGINNING, thence the following bearings and distances along Lot 55 through 60 inclusive of said First Addition to Copper Point, S 74°33'58" W a distance of 451.44 feet to a non-tangent curve to the left which has a radius of 633.00 feet, a delta angle of 151°13'47" and a chord that bears N 27°00'40.5" W a distance of 187.78 feet, thence along the arc of said curve a distance of 168.28 feet to a curve to the right which has a radius of 567.00 feet, a delta angle of 29°34'19" and a chord that bears N 18°40'14.3" W a distance of 480.10 feet, thence along the arc of said curve a distance of 304.81 feet to a curve to the right which has a radius of 23.00 feet, a delta angle of 56°30'26" and a chord that bears N 23°46'48" E a distance of 23.85 feet, thence along the arc of said curve a distance of 24.87 feet to a curve to the left which has a radius of 73.00 feet, a delta angle of 97°18'23" and a chord that bears N 02°58'15.7" E a distance of 12.50 feet, thence along the arc of said curve a distance of 127.33 feet, thence N 45°00'08" E a distance of 32.37 feet, thence N 00°10'18" E a distance of 79.24 feet, thence S 89°49'42" E a distance of 291.63 feet, thence S 06°52'46" W a distance of 136.93 feet, thence S 04°17'07" E a distance of 135.07 feet, thence S 21°18'10" E a distance of 137.86 feet, thence S 32°15'54" E a distance of 142.80 feet, thence S 34°32'18" E a distance of 143.49 feet, thence S 61°20'48" E a distance of 171.63 feet, thence S 23°31'08" W a distance of 20.21 feet to the Southeast corner of said Lot 55, thence departing from said Lots 55 through 60 inclusive, S 02°30'51" E a distance of 359.18 feet to a Meander corner on the South line of said Southeast Quarter, thence S 08°52'18" E a distance of 1197.74 feet to the Northeast corner of Lot 34 of said First Addition to Copper Point, thence the following bearings and distances along Lots 34 through 31 inclusive of said First Addition to Copper Point, S 02°52'30" W a distance of 136.52 feet, thence S 08°29'28" W a distance of 39.06 feet, thence S 69°00'50" E a distance of 137.86 feet, thence S 32°15'54" E a distance of 97.18 feet, thence S 32°04'15" W a distance of 67.49 feet, thence S 13°45'37" W a distance of 54.19 feet, thence S 32°39'02" W a distance of 151.48 feet, thence S 33°13'57" W a distance of 82.84 feet, thence S 22°38'33" W a distance of 59.26 feet to the Southern corner of said Lot 31, thence departing from said Lot 34 through 31 inclusive, S 69°42'15" W a distance of 488.78 feet to the Southeast corner of Lot 27 of said First Addition to Copper Point, thence the following bearings and distances along Lots 27 through 25 inclusive of said First Addition to Copper Point, S 47°03'31" W a distance of 135.83 feet, thence S 78°10'08" W a distance of 127.03 feet, thence S 08°25'18" W a distance of 138.40 feet, thence N 16°37'30" W a distance of 377.82 feet to a non-tangent curve to the right which has a radius of 627.00 feet, a delta angle of 10°45'26" and a chord that bears N 70°59'36" E a distance of 117.55 feet, thence along the arc of said curve a distance of 117.72 feet, thence N 76°22'19" E a distance of 169.80 feet, thence S 17°31'21" E a distance of 377.86 feet to the Southeast corner of said Lot 27, thence departing from said Lots 27 through 25 inclusive, N 69°42'15" E a distance of 488.78 feet to the Southern corner of said Lot 31, thence following bearings and distances along Lots 31 through 41 inclusive of said First Addition to Copper Point, N 42°58'54" W a distance of 189.08 feet, thence N 173°02'11" W a distance of 138.75 feet to a non-tangent curve to the left which has a radius of 100.00 feet, a delta angle of 205°21'23" and a chord that bears N 08°27'28" W a distance of 193.12 feet, thence along the arc of said curve a distance of 358.41 feet to a curve to the right which has a radius of 25.00 feet, a delta angle of 36°52'12" and a chord that bears S 87°17'59" W a distance of 15.81 feet, thence along the arc of said curve a distance of 16.09 feet, thence N 76°15'35" W a distance of 54.91 feet to a curve to the right which has a radius of 178.00 feet, a delta angle of 24°16'48" and a chord that bears N 62°07'31" W a distance of 743.21 feet, thence along the arc of said curve a distance of 748.80 feet, thence N 49°48'07" W a distance of 71.48 feet, thence N 40°00'33" E a distance of 289.33 feet, thence S 58°51'31" E a distance of 83.88 feet, thence S 06°20'02" E a distance of 38.08 feet, thence S 43°17'38" E a distance of 126.46 feet, thence S 57°48'48" E a distance of 125.02 feet, thence S 64°38'37" E a distance of 123.14 feet, thence S 87°01'27" E a distance of 99.80 feet, thence S 89°11'17" E a distance of 27.10 feet, thence S 60°11'44" E a distance of 158.41 feet, thence S 85°04'30" E a distance of 81.45 feet, thence N 76°20'18" E a distance of 154.78 feet, thence S 54°52'34" E a distance of 83.79 feet, thence S 83°18'22" E a distance of 87.36 feet, thence N 82°21'50" E a distance of 116.14 feet to the Northeast corner of said Lot 34, thence departing from said Lots 31 through 41 inclusive, N 09°32'29" W a distance of 1197.74 feet to a Meander corner on the South line of said Southeast Quarter, thence N 02°30'31" W a distance of 359.18 feet to the Southeast corner of Lot 55 of said First Addition to Copper Point and the POINT OF BEGINNING.

I further certify that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof, that I have made such survey, land division and plat by the direction of the owner of said land, that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Town of Germantown and the County of Juneau in surveying, dividing and mapping the same.

Dated this 17th day of June 2009

Christopher J. Renner
Christopher J. Renner R.L.S. S-2441



SURVEYOR: MSA PROFESSIONAL SERVICES, INC.
Christopher J. Renner
301 South Main Street
Adrian, WI 53503
(808) 339-3828
fax: (808) 338-8078

LAND, FORESTRY, PARKS AND ZONING COMMITTEE APPROVAL:

Resolved, that the Plat of Third Addition to Copper Point is hereby approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____

David M. Donnelly Zoning Administrator

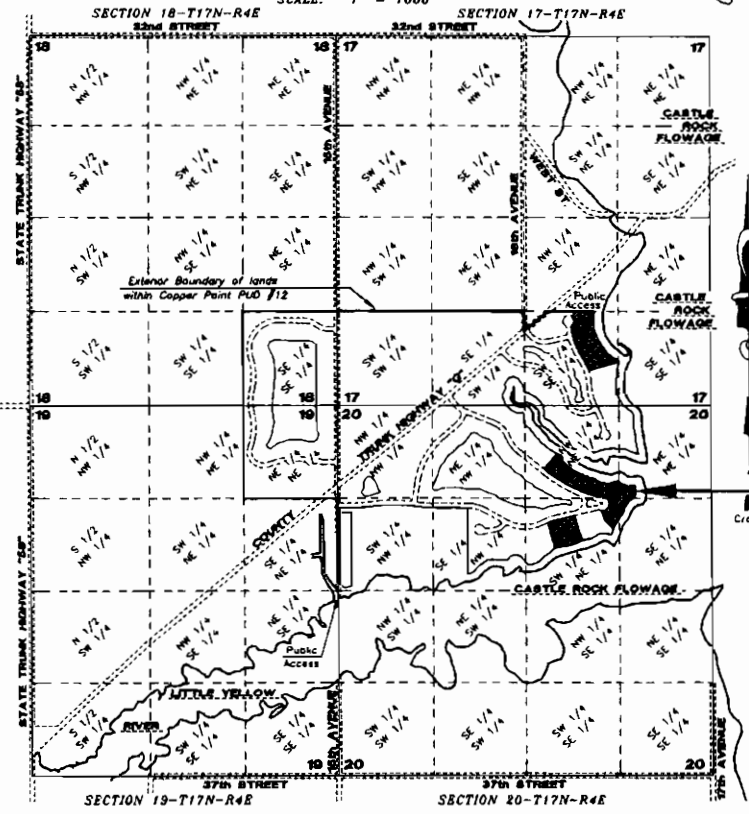
I hereby certify that the foregoing is approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____

Kathleen Kobylski County Clerk

LOCATION MAP

SCALE: 1" = 1000'



THIS PLAT Cross-hatched Areas

Tangent Bearing Table

Number	Bearing
TB1	N 65°36'43" E
TB2	S 65°48'45" E
TB3	N 66°51'53" E
TB4	N 19°23'47" W
TB5	S 54°33'34" E
TB6	N 04°42'55" W
TB7	S 52°16'31" W
TB8	N 44°59'52" W

Lot Area Table

Number	Lot Area	Acres
Lot 159	3461 sq. ft.	0.08 Acres
Lot 160	3546 sq. ft.	0.08 Acres
Lot 161	3448 sq. ft.	0.08 Acres
Lot 162	3521 sq. ft.	0.08 Acres
Lot 163	3548 sq. ft.	0.08 Acres
Lot 164	3556 sq. ft.	0.07 Acres
Lot 165	3585 sq. ft.	0.07 Acres
Lot 166	3618 sq. ft.	0.08 Acres
Lot 167	3663 sq. ft.	0.08 Acres
Lot 168	3719 sq. ft.	0.08 Acres
Lot 169	3482 sq. ft.	0.08 Acres
Lot 170	3584 sq. ft.	0.08 Acres
Lot 171	3718 sq. ft.	0.08 Acres
Lot 172	3622 sq. ft.	0.08 Acres
Lot 173	3681 sq. ft.	0.08 Acres
Lot 174	3816 sq. ft.	0.08 Acres
Lot 175	3718 sq. ft.	0.08 Acres
Lot 176	3713 sq. ft.	0.08 Acres

Line Data Table

Number	Description	Distance
L1	S 22°38'33" W	59.28'
L2	S 33°13'57" W	82.94'
L3	N 13°43'57" E	34.19'
L4	N 39°03'50" E	28.45'
L5	S 08°39'58" W	30.06'
L6	S 89°15'17" E	27.10'
L7	S 57°48'48" E	125.02'
L8	S 43°17'38" E	126.46'
L9	S 06°20'02" E	58.08'
L10	S 58°51'31" E	83.88'
L11	N 49°58'07" W	71.48'
L12	N 74°15'55" W	34.91'
L13	S 31°24'34" E	67.36'
L14	N 45°00'08" E	32.37'
L15	N 00°10'18" E	79.24'
L16	N 66°51'08" E	30.00'
A-B	N 89°14'43" E	1363.72'
B-C	N 02°30'31" W	359.18'
B-D	S 08°52'18" E	1197.74'
E-F	S 69°42'15" W	488.78'

Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	627.00'	10°45'26"	N 70°59'36" E	117.55'	117.72'
C2	627.00'	08°32'51"	N 70°3'18.5" E	87.28'	87.19'
C3	627.00'	01°38'35"	N 75°29'01.5" E	20.53'	20.53'
C4	100.00'	205°21'23"	N 08°27'28" W	193.12'	198.11'
C5	25.00'	36°52'12"	S 87°17'59" W	15.81'	16.09'
C6	178.00'	24°16'48"	N 62°07'31" W	743.21'	748.80'
C7	100.00'	35°37'51"	N 76°24'16.5" E	61.19'	62.19'
C8	100.00'	28°22'38"	N 45°24'06" E	45.83'	46.04'
C9	100.00'	8°04'36"	N 20°40'35" E	40.00'	40.27'
C10	100.00'	23°04'26"	N 02°23'51" W	40.00'	40.27'
C11	100.00'	33°04'59"	N 25°26'11" W	40.00'	40.27'
C12	100.00'	23°04'26"	N 49°14'43" E	40.00'	40.27'
C13	100.00'	51°03'17"	N 65°58'51.5" W	86.19'	86.10'
C14	178.00'	01°38'35"	N 72°26'40" W	30.83'	30.63'
C15	178.00'	04°02'32"	N 70°36'09" W	124.64'	124.68'
C16	178.00'	04°10'19"	N 68°29'44" W	128.63'	128.68'
C17	178.00'	04°15'42"	N 68°16'24" W	131.40'	131.43'
C18	178.00'	04°16'52"	N 67°56'12" W	132.77'	132.80'
C19	178.00'	04°23'52"	N 67°34'58" W	135.77'	135.81'
C20	178.00'	01°33'13"	N 50°43'44.5" W	47.83'	47.83'
C21	633.00'	151°13'47"	N 27°00'40.5" W	187.78'	188.28'
C22	567.00'	29°34'19"	N 18°40'14.3" W	480.10'	504.81'
C23	23.00'	56°30'26"	N 23°46'48" E	23.85'	24.87'
C24	73.00'	97°18'23"	N 02°58'15.7" E	12.50'	127.33'
C25	633.00'	09°37'50"	N 24°12'43" W	108.27'	108.40'
C26	633.00'	05°32'59"	N 31°45'53" W	61.83'	61.88'
C27	633.00'	02°32'18"	N 37°05'51" W	68.74'	68.77'
C28	667.00'	06°28'15"	N 39°50'15.5" W	108.09'	108.14'
C29	667.00'	06°20'47"	N 22°05'51.5" W	107.08'	107.11'
C30	667.00'	06°16'58"	N 15°48'59" W	105.68'	106.04'
C31	667.00'	06°13'36"	N 08°30'32" W	105.69'	105.74'
C32	667.00'	01°36'39"	N 05°18'44.3" W	28.03'	28.03'
C33	75.00'	55°23'24"	N 2°33'49" E	69.79'	72.85'
C34	75.00'	41°50'58"	N 2°04'22.5" W	53.37'	54.78'

THIRD ADDITION TO COPPER POINT

A Planned Unit Development

A Replat of Lots 25, 26, 27, 31 through 41 inclusive and 55 through 60 inclusive of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document number 681141.

Located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 17 and the Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 7th, 2009

Benjamin P. Pavloski
 Department of Administration

UTILITY EASEMENT RESTRICTION:

No utility pole, pedestal or cable shall be placed so as to detract any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of S.236.32 of Wisconsin Statutes.

Utility easements set forth herein are for the use of the Town of Germantown and only the private utilities having the right to serve this subdivision as listed below.

UTILITY COMPANY LIST

- | | |
|---|--|
| CATV / INTERNET: Mediacom
314 S. Main Street
Wausau, WI. 54807
608-834-4288
attn: Gary Jensen | ELECTRIC: Oshkosh Electric Cooperative
P.O. Box 120
Oshkosh, WI. 54648
800-741-2485
fax: 800-372-2253
attn: Scott Brookman |
| TELEPHONE: Lemmonville Valley Telephone Co.
127 U.S. Hwy "12" & "16"
P.O. Box 287
Camp Douglas, WI. 54618
608-437-8313
attn: | ELECTRIC / GAS: Alliant Energy
338 E. State Street
Madison, WI. 53703
608-847-1315
fax: 608-847-1319
attn: Tom Ormsan |
| TELEPHONE: TDS Telecom
4578 Virginia Street
P.O. Box 125
Vesper, WI. 54489
715-568-4821
fax: 715-569-4867
attn: Chris Larsen | SANITARY SEWER: O'Dell's Bay
Sanitary District #1
N7832 Lake View Court
New Lisbon, WI. 53950
608-563-3880
fax: 608-562-5744
attn: Tracy Tomatoff |

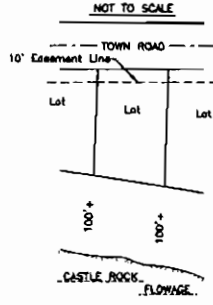
NOTES:

Third Addition to Copper Point is subject to a recorded Declaration of covenants, conditions and restrictions including amendments, recorded as the following documents:
 Declaration - Document No. 681253
 Affidavit - Document No. 683783
 Amendment - Document No. 681538
 Second Amendment - Document No. 681798
 Third Amendment - Document No. 681877
 Fourth Amendment - Document No. 681878
 Fifth Amendment - Document No. 688915
 Sixth Amendment - Document No. 889706

Public sanitary sewer will be provided to these lots and incorporated into this development.
 The drainage easements, as shown hereon, are granted to the Town of Germantown.
 The wetland setbacks, as shown hereon, represent the 75' setback per NR 151.12. If all of the 75' setback from the delineated wetland boundary is contained within the building setbacks, then no additional setbacks have been provided for. This setback allows for no impervious surfaces.

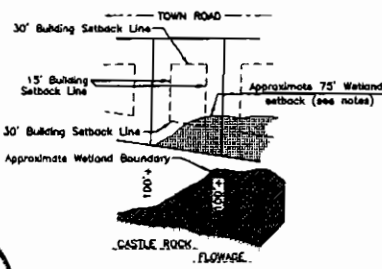


TYPICAL DRAINAGE AND UTILITY EASEMENTS



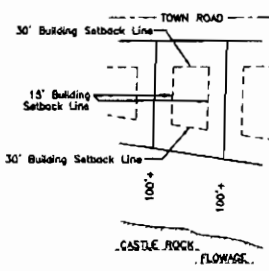
TYPICAL LOT BUILDING SETBACKS

per 3.08 Town of Germantown Zoning Ordinance et al.
 NOT TO SCALE



TYPICAL LOT BUILDING SETBACKS

per 3.08 Town of Germantown Zoning Ordinance et al.
 NOT TO SCALE



CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

J. Adams Investments, Limited Liability Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by Sec. 236.10 or Sec. 236.12 to be submitted to the following for approval or objection:

OBJECTING AUTHORITIES:
 The Department of Administration

APPROVING AUTHORITIES:
 The County of Juneau:
 The Town of Germantown:

In witness whereof, the said J. Adams Investments, L.L.C. has caused these presents to be signed by its Authorized Representative.
 This ___ day of ___, 2009.

J. Adams Investments, L.L.C.
 c/o Brad P. Pavloski
 P.O. Box 1027
 Wisconsin Rapids, WI. 54485-1027

Brad P. Pavloski Authorized Representative

STATE OF WISCONSIN
 COUNTY/SS

Personally came before me this ___ day of ___, 2009, the above named
 Brad P. Pavloski

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, ___ Co. ___
 my commission expires ___

OWNER / SUBGRANTEE: J. ADAMS INVESTMENTS, L.L.C.
 c/o Brad and Pat Pavloski
 P.O. Box 1027
 Wisconsin Rapids, WI. 54485-1027
 (715) 325-6364
 fax: (715) 325-6722

CONSENT OF CORPORATE MORTGAGEE:

Associated Bank, N.A.
 A corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of the plat of Third Addition to Copper Point.
 J. Adams Investments, L.L.C., owner;

In witness whereof, the said Associated Bank, N.A. has caused these presents to be signed by Greg A. Larson, its Senior Vice-President and John H. Beckwith, its Vice-President at Milwaukee, Wisconsin and its corporate seal to be hereunto affixed.
 This ___ day of ___, 2009.

In the presence of:
 Associated Bank, N.A.
 401 E. Kilbourn Avenue
 Milwaukee, WI 53202

Greg A. Larson Senior Vice-President

John H. Beckwith Vice-President

STATE OF WISCONSIN
 COUNTY/SS

Personally came before me this ___ day of ___, 2009, the above named
 Greg A. Larson and John H. Beckwith

to me known to be the people who executed the foregoing instrument and to me known to be such Senior Vice-President and Vice-President of said corporation and acknowledged that they executed the foregoing instrument as the deed of said corporation by its authority.

Notary Public, ___ Co. ___
 my commission expires ___

CONSENT OF CORPORATE MORTGAGEE:

WoodTrust Bank, N.A.
 A corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of the plat of Third Addition to Copper Point.
 J. Adams Investments, L.L.C., owner;

In witness whereof, the said WoodTrust Bank, N.A. has caused these presents to be signed by Jeffery A. Meyers, its Vice-President and Lori VanMaten, its Vice-President at Wisconsin Rapids, Wisconsin and its corporate seal to be hereunto affixed.
 This ___ day of ___, 2009.

In the presence of:
 WoodTrust Bank, N.A.
 181 Second Street South
 Wisconsin Rapids, WI. 54485

Jeffery A. Meyers Vice-President

Lori VanMaten Vice-President

STATE OF WISCONSIN
 COUNTY/SS

Personally came before me this ___ day of ___, 2009, the above named
 Jeffery A. Meyers and Lori VanMaten

to me known to be the people who executed the foregoing instrument and to me known to be such Vice-Presidents of said corporation and acknowledged that they executed the foregoing instrument as the deed of said corporation by its authority.

Notary Public, ___ Co. ___
 my commission expires ___

Third Addition to
COPPER POINT

TA. A-F-110/05 PROJECT NO. 0334773
 DRAWN BY: RENNER DATE: JUNE, 2009
 CHECKED BY: RHEINHOLD SCALE: 1" = 100'

NO.	DATE	REVISION	BY

MSA TRANSPORTATION + SURVEYING
 301 South Main Street, Adams, Wisconsin 53406
 608-331-3800 Fax: 608-331-3878
 © 2004 Professional Services, Inc.

EIGHTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 674872

Document Number

Title of Document

Recorded
Aug. 05, 2009 AT 02:45PM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
Fee Amount: \$25.00
Total Pages 8

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
301 South Main Street
Adams, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 5th day of August, 2009.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706 and the Seventh Amendment dated the 3rd day of August, 2009, which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810. The Copper Point Restrictions, First Addition to Copper Point Restrictions, Second Addition to Copper Point Restrictions, Third Addition to Copper Point Restrictions and all amendment thereto are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision, the First Addition to Copper Point Subdivision, the Second Addition to Copper Point Subdivision and the Third Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A of the Restrictions; and

WHEREAS, the Declarant has recorded Certified Survey Map No. 4022, recreating Lots 64, 74 and Outlot 9 of the First Addition to Copper Point as Lots 1 and 2 and Outlot 1 of Certified Survey Map No. 4022.

WHEREAS, the Declarant has developed Hideaway Lake as shown on Exhibit B hereto, and desires to amend the Restrictions to restrict the use of Hideaway Lake, and provide for additional covenants and restrictions relating to Lots 1 and 2 and Outlot 1 of Certified Survey Map No. 4022, and Lots 65 through 73 and Outlot 10 of the First Addition to Copper Point (the "Hideaway Lake Lot Owners"); and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

NOW, THEREFORE, the First Addition to Copper Point Declaration of Covenants, Conditions and Restrictions are hereby amended as follows:

1. It is hereby reaffirmed that Lots 1 and 2 and Outlot 1 of Certified Survey Map No. 4022 are subject to the Restrictions. Hideaway Lake as shown on the Plat of Survey attached as Exhibit B hereto is established for the sole benefit of and exclusive use of Hideaway Lake Lot Owners. No other Lot Owners in Copper Point or any Addition to Copper Point Subdivision shall have access or the right to use Hideaway Lake other than the Hideaway Lake Lot Owners. Notwithstanding any provision to the contrary contained in the Restrictions, in addition to any general and special assessments, the Hideaway Lake Lot Owners shall be solely responsible for all expenses associated with maintaining, improving, policing, and preserving Hideaway Lake, and shall pay any assessments levied by the Owner's Association therefore. All general covenants and restrictions contained in the Restrictions that obligate the owners of Lots abutting lakes and ponds within the Subdivision, including without limitation, the general maintenance, day-to-day sand maintenance, and lake and pond liability restrictions shall apply to the Hideaway Lake Lot Owners. In the event any Lot Owner fails to perform his or her required maintenance and other obligations as set forth in the Restrictions, within thirty days after receipt of written demand from the Owner's Association, the Owner's Association shall have the right to perform the repair, replacement and/or maintenance, and, in such event, the Association shall be entitled to assess the costs thereof to the Lot Owner, which cost shall become a lien against the Lot Owner's Lot until paid. The Declarant and Owner's Association hereby reserve a permanent right-of-way and easement (in areas intended to cause the least disruption as possible to the Lots) over and across the Lots abutting the lakes and ponds for the purpose of maintaining the lakes and ponds as described in the Restrictions. The maintenance of the lakes and ponds is at the discretion of the Declarant during the period of Declarant control of the Association.
2. **Setbacks.** All Lots abutting Hideaway Lake are subject to a 30 foot rear building setback requirement (lakeside) from the ordinary high water mark of Hideaway Lake.

IN WITNESS WHEREOF, this Amendment to the First Addition to Copper Point Declaration of Covenants, Conditions and Restrictions is executed by the Declarant as of the day and year first written above.

(Declarant)

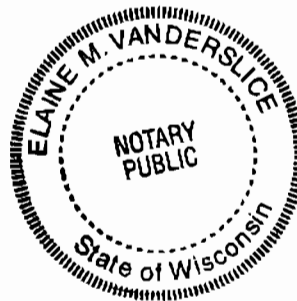
J. Adams Investments, LLC

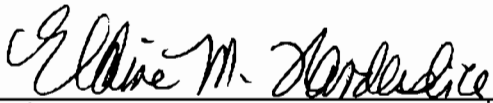
By: 
Brad P. Pavloski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 5 August, 2009 by Brad P. Pavloski, Member of J. Adams Investments, LLC.




Juneau County, Wisconsin
Notary Public, State of Wisconsin
My commission expires: 5-15-11

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

148

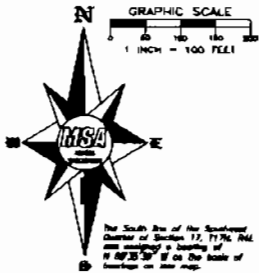
EXHIBIT B
PLAT OF SURVEY OF HIDEAWAY LAKE LOTS
(See attached Plat as the next page)

EXHIBIT B

Plat of Survey

Part of the Southeast Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 17 and part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

Being Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map number 4022 as recorded in Volume 18 of CSM on Page 9 as Document number 872890 and Lots 65 through 73 inclusive of First Addition to Copper Point as recorded in Volume 12 of Plats on pages 1 through 8 as Document number 661141.



The South line of the Southeast Quarter of Section 17, T17N, R4E, was surveyed as a bearing of N 89° 25' 19" W or on the basis of monument on the map.

Juneau County Certified Survey Map No. 4022, Rec. Vol. 18, CSM, Pg. 9, Document No. 872890 owned by others.

Copper Point Highway "CR"

Circle 1 1078 m E 4.5 km

- LEGEND:**
- ⊙ - Horizontal cast iron monument, found
 - ⊠ - 3/4" round iron rod w/Alum. cap, found ELEVATION = 885.07 U.S.C.S. (M.C.V.D. 1929)
 - ⊙ - 1 1/4" round iron rod, found
 - ⊙ - 3/4" round iron rod, found
 - ⊙ - 1 1/4" x 18" round iron rod, placed weighing 4.17 lbs. per metal ft.
 - ⊙ - Entrance monument / sign

"Bideaway Lake"
Proposed Water Elevation = 882.5'
Approximate High Water Elevation = 884.2'
Approximate Low Water Elevation = 878.3'
U.S.C.S. (M.C.V.D. 1929)
17874 m E, 1.5 km
17874 m E, 1.1 km

SOUTHWEST CORNER SECTION 17, T17N, R4E

N 89° 25' 19" W 2646.35'

SOUTH QUARTER CORNER SECTION 17, T17N, R4E

Line Data Table

Number	Direction	Distance
L1	N 41° 07' 16" W	64.89'
L2	N 87° 48' 32" E	36.28'
L3	N 76° 59' 52" E	58.85'
L4	N 25° 19' 46" W	32.48'
L5	N 40° 02' 43" E	31.54'
L6	N 49° 57' 18" E	38.80'
L7	S 77° 40' 37" E	60.79'
L8	N 49° 57' 18" E	113.57'
L9	S 40° 02' 43" E	85.53'
L10	S 57° 23' 42" E	138.32'
L11	N 82° 58' 30" W	131.80'
L12	S 71° 06' 23" E	187.96'
L13	N 86° 38' 18" E	120.50'
L14	S 38° 48' 57" E	140.00'
L15	S 36° 35' 48" E	119.75'
L16	S 14° 53' 35" E	187.80'
L17	N 87° 49' 32" E	86.56'
L18	S 64° 54' 23" E	188.30'
L19	S 52° 00' 53" W	188.64'
L20	N 44° 52' 57" W	110.28'
L21	N 15° 12' 52" E	128.82'
L22	N 12° 54' 22" W	202.13'
L23	N 84° 50' 17" E	215.70'
L24	N 59° 41' 44" E	178.39'
L25	N 51° 07' 12" E	190.49'
L26	N 37° 48' 48" E	159.86'
L27	N 43° 17' 54" E	128.32'
L28	N 26° 49' 28" E	180.81'
L29	N 00° 15' 22" W	154.30'

Tangent Bearing Table

Number	Bearing
TB1	N 46° 08' 28" E
TB2	N 16° 02' 52" W
TB3	S 34° 17' 54" E
TB4	S 02° 10' 28" E
TB5	S 13° 00' 08" E
TB6	N 107° 58' 23" W
TB7	S 87° 11' 21" E

Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	25.00'	88° 44' 13"	N 85° 59' 25.5" W	33.37'	39.18'
C2	288.00'	81° 47' 03"	N 72° 00' 50.5" W	218.14'	286.84'
C3	25.00'	88° 51' 23"	N 56° 28' 58.5" W	34.37'	37.80'
C4	1033.00'	18° 34' 39"	N 25° 20' 14.5" W	333.47'	334.84'
C5	547.00'	32° 27' 06"	S 18° 24' 01" E	318.87'	321.14'
C6	633.00'	19° 19' 39"	N 10° 00' 57" W	135.83'	136.16'
C7	25.00'	90° 00' 00"	N 18° 40' 11" W	35.38'	36.27'
C8	300.00'	104° 21' 23"	S 43° 00' 54.5" E	318.87'	384.23'
C9	633.00'	76° 12' 56"	S 49° 04' 52" E	781.31'	842.03'
C10	387.00'	47° 08' 59"	S 63° 37' 01.3" E	293.53'	301.86'
C11	25.00'	90° 00' 00"	S 04° 57' 18" W	35.38'	36.27'
C12	12812.01'	00° 48' 50"	N 49° 32' 31" E	179.19'	179.18'
C13	288.00'	33° 40' 09"	N 57° 5' 23.5" W	154.07'	156.31'
C14	288.00'	28° 08' 54"	N 88° 30' 50" W	129.72'	130.83'
C15	1033.00'	08° 57' 49"	N 20° 51' 48.5" W	161.44'	161.81'
C16	1033.00'	08° 36' 50"	N 29° 48' 09" W	173.13'	173.13'
C17	547.00'	04° 10' 17"	N 32° 27' 56.8" W	42.78'	42.77'
C18	547.00'	28° 07' 49"	N 16° 14' 22.5" S	276.80'	278.37'
C19	300.00'	80° 58' 47"	S 74° 50' 22.5" E	258.73'	262.67'
C20	300.00'	23° 22' 36"	S 22° 30' 41" E	81.03'	81.80'
C21	633.00'	16° 58' 04"	S 19° 28' 29" E	188.41'	187.08'
C22	633.00'	18° 27' 58"	S 37° 00' 26" W	263.13'	264.01'
C23	633.00'	18° 40' 07"	S 54° 48' 28.5" E	184.84'	185.81'
C24	633.00'	22° 13' 56"	S 74° 17' 30" E	244.08'	245.62'
C25	633.00'	01° 46' 53"	S 86° 17' 54.5" E	19.58'	19.68'

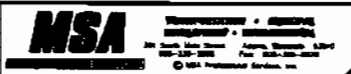
SURVEYOR'S CERTIFICATE:
I, Christopher J. Barner, Registered Land Surveyor, hereby certify that I have surveyed and plotted the property shown upon this plat and that the same plat is a true and correct representation of the situation of the land surveyed, as the best of my knowledge and belief.

MSA PROFESSIONAL SERVICES, INC. DATE
CHRISTOPHER J. BARNER, REGISTERED LAND SURVEYOR 30881

NOTE: If the surveyor's seal is not red in color, this survey is a copy and should not be used for any subdivision or other purposes. This certification continues on this document shall not apply to copies.

J Adams Investments, LLL
c/o Grad P. Pivonka
P.O. Box 1027
Wisconsin Rapids, WI 54485-1027

PLAT OF SURVEY	FILE NO.	PLAT NO.	DATE	BY
Bideaway Lake		0334773	21 Apr, 2009	
PREPARED FOR	DATE	SCALE		
		1" = 100'		



NINTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 674873

Document Number

Title of Document

Recorded

Aug. 05, 2009 AT 02:45PM

CHRISTIE BENDER

REGISTER OF DEEDS

JUNEAU CO., WI

Fee Amount: \$37.00

Total Pages 14

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
301 South Main Street
Adams, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 5th day of August, 2009.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which were recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706, the Seventh Amendment recorded August 3rd, 2009, as Document No. 674810 and the Eighth Amendment recorded August 5th, 2009, as Document No. 674872. The Copper Point Restrictions, First Addition to Copper Point Restrictions, Second Addition to Copper Point Restrictions, and Third Addition to Copper Point Restrictions, and all amendments thereto are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, and Third Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A; and

WHEREAS, the Declarant has recorded Certified Survey Map No. 4029 combining Lots 75, 76, and 77 of the First Addition to Copper Point into Lot 1 of Certified Survey Map No. 4029, and combining Lots 81, 82, and 83 of the First Addition to Copper Point into Lot 2 of Certified Survey Map No. 4029, as shown on Exhibit B attached hereto. The Declarant has further recorded Certified Survey Map No. 4030 combining Lots 61, 62, and 63 of the First Addition to Copper Point into Lot 1 Certified Survey Map No. 4030, as shown on Exhibit B attached hereto.

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

WHEREAS, the Declarant desires to amend the Restrictions to combine the Lots described above by Certified Survey Map and to prohibit any future re-division or subdivision of the Lots created by the Certified Survey Maps.

NOW, THEREFORE, the First Addition to Copper Point Declaration of Covenants, Conditions and Restrictions are hereby amended as follows:

1. the Declarant has recorded Certified Survey Map No. 4029 combining Lots 75, 76, and 77 of the First Addition to Copper Point into Lot 1 of Certified Survey Map No. 4029, and combining Lots 81, 82, and 83 of the First Addition to Copper Point into Lot 2 of Certified Survey Map No. 4029, as shown on Exhibit B attached hereto. The Declarant has further recorded Certified Survey Map No. 4030 combining Lots 61, 62, and 63 of the First Addition to Copper Point into Lot 1 Certified Survey Map No. 4030, as shown on Exhibit B attached hereto. The Owners of Lot 1 and Lot 2 of Certified Survey Map No. 4029, and the Owner of Lot 1 of Certified Survey Map No. 4030 are prohibited from re-dividing or subdividing such Lots.

IN WITNESS WHEREOF, this Amendment to the First Addition to Copper Point Declaration of Covenants, Conditions and Restrictions is executed by the Declarant as of the day and year first written above.

(Declarant)

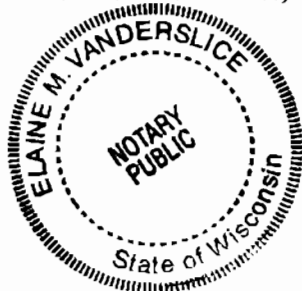
J. Adams Investments, LLC

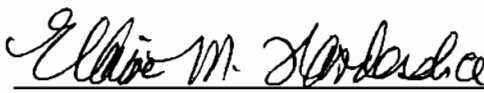
By: 
Brad P. Pavloski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 5 August, 2009 by Brad P. Pavloski, Member of J. Adams Investments, LLC.




Juneau County, Wisconsin
Notary Public, State of Wisconsin
My commission expires: 5-15-11

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
CERTIFIED SURVEY MAPS NO. 4029 AND 4030
(See attached CSM's as the next page)

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 4029

Part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin. Being Lots 75, 76, 77, 81, 82 and 83 of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1 through 8 as Document number 661141.

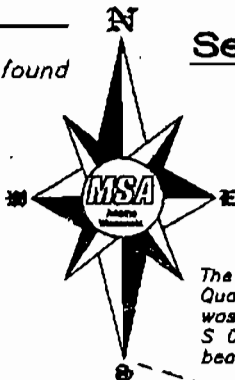
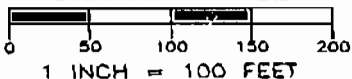


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LEGEND:

- Harrison cast iron monument, found
- 1 1/4" round iron rod, found
- 3/4" round iron rod, found
- Recorded as

GRAPHIC SCALE



See Sheet 2 of 4

Outlot 11

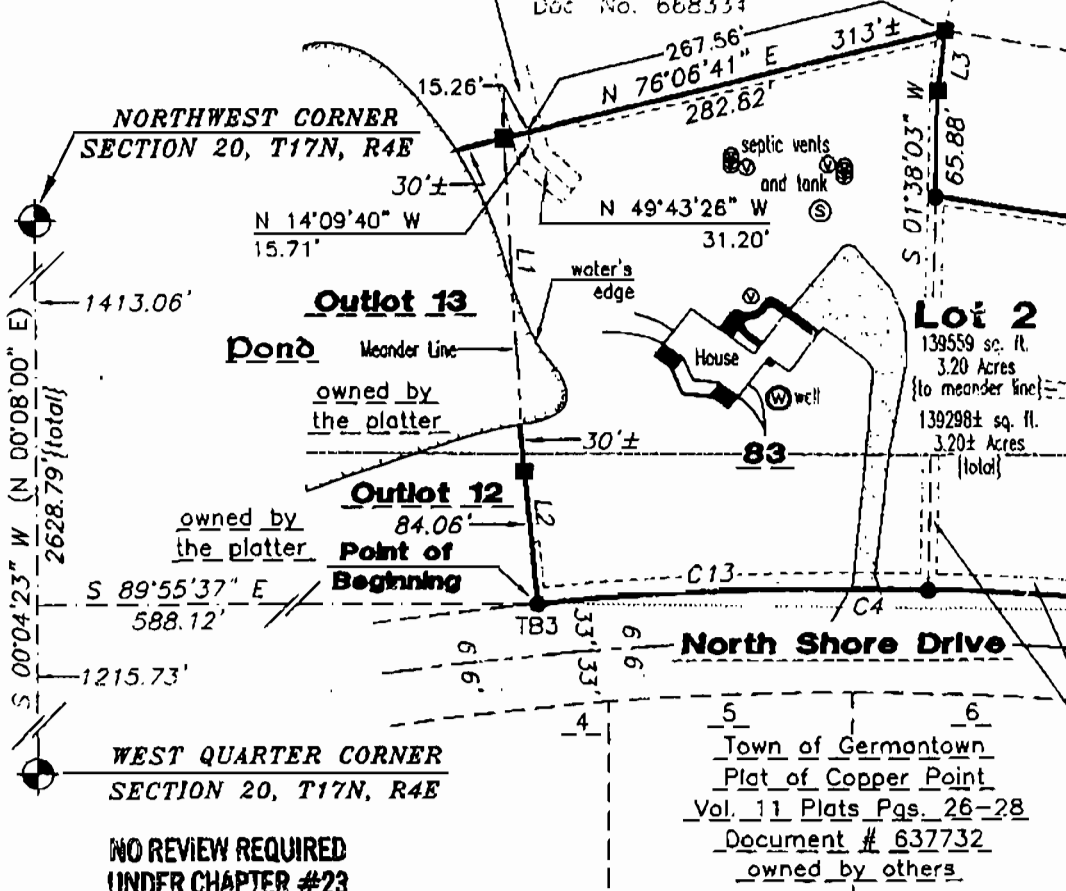
The West line of the Northwest Quarter of Section 20, T17N, R4E was assigned a bearing of S 00°04'23" W as the basis of bearings on this map.

owned by the platter

First Addition to Copper Point
Rec. Vol. 12 PLATS Pgs. 1-8
Document No. 661141
owned by others

78

20' utility easement
Doc No. 668334



NORTHWEST CORNER SECTION 20, T17N, R4E
N 14°09'40" W 30'±
15.71'

Outlot 13
Pond
Meander Line
owned by the platter

Outlot 12
Point of Beginning
owned by the platter

Lot 2
139559 sq. ft.
3.20 Acres
(to meander line)
139298± sq. ft.
3.20± Acres
(total)

North Shore Drive
Town of Germantown
Plat of Copper Point
Vol. 11 Plats Pgs. 26-28
Document # 637732
owned by others

WEST QUARTER CORNER SECTION 20, T17N, R4E

NO REVIEW REQUIRED UNDER CHAPTER #23
6-17-09

Code File: G:\projects\309\331\314157\code\0334157.dwg
Field Book: File
Drawn by: CJR
Checked by: GPR
Date: 9 June, 2009
Scale: 1" = 100'

PREPARED FOR:
J. Adams Investments, LLC
c/o Brad P. Powloski
P.O. Box 1027
Wisconsin Rapids, WI 54495-1027

Project No. 0334773

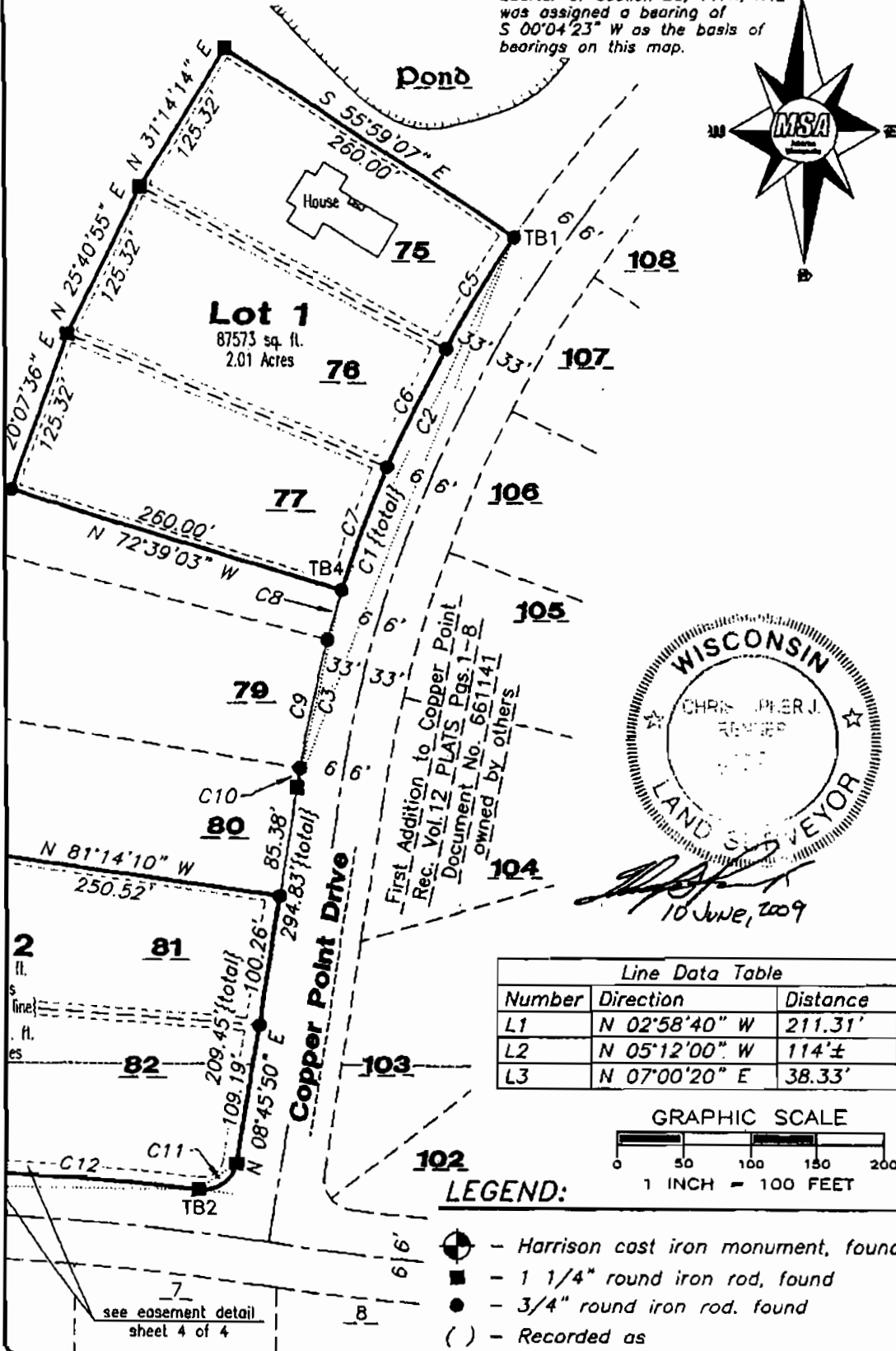
Sheet 1 of 4

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 4029

Part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin. Being Lots 75, 76, 77, 81, 82 and 83 of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1 through 8 as Document number 661141.

See Sheet 1 of 4

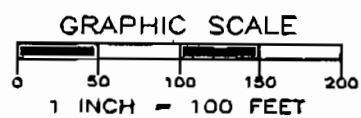
The West line of the Northwest Quarter of Section 20, T17N, R4E was assigned a bearing of S 00°04'23" W as the basis of bearings on this map.



First Addition to Copper Point
 Rec. Vol. 12 PLATS Pgs. 1-8
 Document No. 661141
 owned by others



Number	Direction	Distance
L1	N 02°58'40" W	211.31'
L2	N 05°12'00" W	114.±
L3	N 07°00'20" E	38.33'



- LEGEND:**
- ⊙ - Harrison cast iron monument, found
 - - 1 1/4" round iron rod, found
 - - 3/4" round iron rod, found
 - () - Recorded as

see easement detail
 sheet 4 of 4

MSA

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 920-338-3000 Fax: 920-338-0770
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Page No.: File
 Field Book: File
 Drawn By: CJR
 Code File: c:\projects\309133\33157\cadd\033157.dwg

Checked by: GJR
 Date: 9 June, 2009
 Scale: 1" = 100'

PREPARED FOR:
 Wisconsin Rapids, WI. 54495-1027

J. Adams Investments, LLC
 c/o Brad P. Pevloski
 P.O. Box 1027
 Wisconsin Rapids, WI. 54495-1027

Project No.
0334773

Sheet
2 of 4

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 4029

Part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin. Being Lots 75, 76, 77, 81, 82 and 83 of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1 through 8 as Document number 661141.

SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, Registered Land Surveyor, hereby certify that I have surveyed and mopped part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, being Lots 75, 76, 77, 81, 82 and 83 of the First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1 through 8 as Document number 661141, described as follows:

Commencing at the Northwest corner of said Section 20, thence S 00°04'23" W along the West line of the Northwest Quarter of said Section 20 a distance of 1413.06 feet, thence S 89°55'37" E a distance of 588.12 feet to the Southwest corner of Lot 83 of the First Addition to Copper Point and the POINT OF BEGINNING, thence the following bearings and distances along Lots 83 and 81 of said First Addition to Copper Point, N 05°12'00" W a distance of 84.06 feet to a meander line of a pond known as Outlot 13 of said First Addition to Copper Point, thence N 02°58'40" W along said meander line a distance of 211.31 feet, thence departing from said meander line, N 76°06'41" E a distance of 282.82 feet, thence S 07°00'20" W a distance of 38.33 feet, thence S 01°38'03" W a distance of 65.88 feet, thence S 81°14'10" E a distance of 250.52 feet to the Northeast corner of said Lot 81, thence N 08°45'50" E along the East line of Lot 80 of said First Addition to Copper Point a distance of 85.38 feet to a curve to the right which has a radius of 1033.00 feet, a delta angle of 08°35'07" and a chord that bears N 13°03'23.5" E a distance of 154.64 feet, thence along the arc of said curve and the East line of Lots 80, 79 and 78 of said First Addition to Copper Point a distance of 154.78 feet to the Southeast corner of Lot 77 of said First Addition to Copper Point, thence the following bearings and distances along Lots 77, 76 and 75 of said First Addition to Copper Point, N 72°39'03" W a distance of 260.00 feet, thence N 20°07'36" E a distance of 125.32 feet, thence N 25°40'55" E a distance of 125.32 feet, thence N 31°14'14" E a distance of 125.32 feet, thence S 55°59'07" E a distance of 260.00 feet to a non-tangent curve to the left which has a radius of 1033.00 feet, a delta angle of 16°39'57" and a chord that bears S 25°40'55.5" W a distance of 299.41 feet, thence along the arc of said curve a distance of 300.48 feet to the Southeast corner of said Lot 77 and a curve to the right which has a radius of 1033.00 feet, a delta angle of 08°35'07" and a chord that bears S 13°03'23.5" W a distance of 154.64 feet, thence along the arc of said curve and the East line of said Lots 78, 79 and 80 a distance of 154.78 feet, thence S 08°45'50" W along the East line of said Lot 80 a distance of 85.38 feet to the Southeast corner thereof, thence the following bearings and distances along said Lot 81, 82 and 83, continuing S 08°45'50" W a distance of 209.45 feet to a curve to the right which has a radius of 25.00 feet, a delta angle of 88°23'07" and a chord that bears S 52°57'23.5" W a distance of 34.85 feet, thence along the arc of said curve a distance of 38.57 feet to a curve to the left which has a radius of 2033.00 feet, a delta angle of 12°20'57" and a chord that bears N 89°01'31.5" W a distance of 437.32 feet, thence along the arc of said curve a distance of 438.17 feet to the Southwest corner of said Lot 83 and the POINT OF BEGINNING.

Subject to easements, covenants, restrictions and right-of-ways of record.

That I have made such survey and map at the direction of Brad Pavloski, for J. Adams Investments, LLC, owner and agent to the owner.

That such map is a correct representation of the exterior boundaries of the lands surveyed;

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Section AE 7 of the Wisconsin Administrative Code and Chapter 23 of the Juneau County Code in surveying, dividing and mapping the same, to the best of my knowledge and belief.

This Certified Survey Map is created for the purpose of combining Lot 75 with Lots 76 and 77 and combining Lot 83 with Lots 81 and 82. No new lots have been created.



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Juneau, Wisconsin 99801
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Fax: 907-533-3371
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Code File: G:\proj\pca\308\33\334157\code\0234157.dwg
Field Book: File
Checked by: GPR
Date: 9 June, 2009
Scale: 1" = 100'

PREPARED FOR:
J. Adams Investments, LLC
c/o Brad P. Pavloski
P.O. Box 1027
Wisconsin Rapids, WI, 54495-1027

Project No. 0334773
Sheet 3 of 4



Tangent Bearing Table	
Number	Bearing
TB1	N 34°00'54" E
TB2	S 82°51'03" E
TB3	N 84°48'00" E
TB4	S 17°20'57" W



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PO Box 1027
Rapid City, SD 57701
Tel: 605-338-3300
Fax: 605-338-3078
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Field Book: **File**
Drawn by: **CJR**
Checked by: **GPR**
Scale: **1" = 100'**

Prepared for:
J. Adams Investments, LLC
c/o Brod P. Pawloski
P.O. Box 1027
Wisconsin Rapids, WI 54495-1027

Project No.
0334773
Sheet
1

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 4029

Part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin. Being Lots 75, 76, 77, 81, 82 and 83 of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1 through 8 as Document number 661141.

Curve Data Table					
Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	1033.00'	25°15'04"	S 21°23'22" W	451.58'	455.26'
C2	1033.00'	16°39'57"	S 25°40'55.5" W	299.41'	300.48'
C3	1033.00'	08°35'07"	N 13°03'23.5" E	154.64'	154.78'
C4	2033.00'	12°20'57"	N 89°01'31.5" W	437.32'	438.17'
C5	1033.00'	05°33'19"	S 31°14'14.5" W	100.12'	100.16'
C6	1033.00'	05°33'19"	S 25°40'55.5" W	100.12'	100.16'
C7	1033.00'	05°33'19"	S 20°07'36.5" W	100.12'	100.16'
C8	1033.00'	02°13'08"	S 16°14'23" W	40.00'	40.00'
C9	1033.00'	05°33'19"	S 12°21'09.5" W	100.12'	100.16'
C10	1033.00'	00°48'40"	S 09°10'10" W	14.62'	14.62'
C11	25.00'	88°23'07"	S 52°57'23.5" W	34.85'	38.57'
C12	2033.00'	05°30'53"	N 85°36'29.5" W	195.60'	195.68'
C13	2033.00'	06°50'04"	S 88°13'02" W	242.35'	242.49'

674121



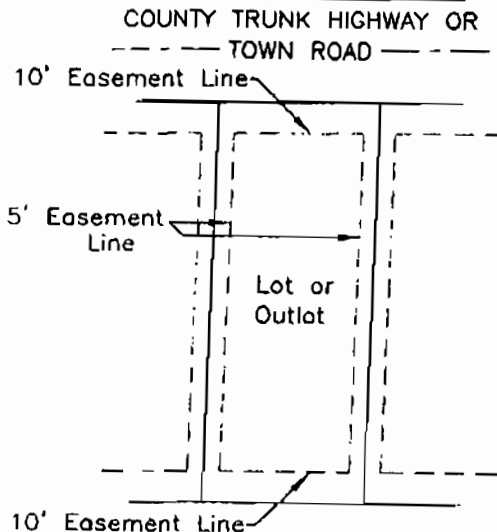
Christopher J. Renner
10 JUNE, 2009

Register of Deeds)
Juneau County, WI) 88

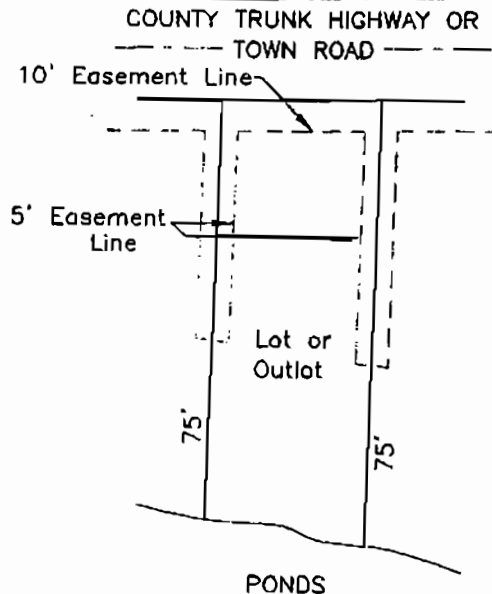
Received for Record the 26th day of
June 2009 A.D., at 1:30 P.M.
and recorded in Vol. 12 of C.S.D.
on Page 16

Christie L. Bender
Register of Deeds

EXISTING
TYPICAL DRAINAGE AND UTILITY EASEMENTS
per Lots 75-77 and Lots 81-82 of
First Addition to Copper point
NOT TO SCALE



EXISTING TYPICAL
DRAINAGE AND UTILITY EASEMENTS
per Lot 83 of
First Addition to Copper point
NOT TO SCALE

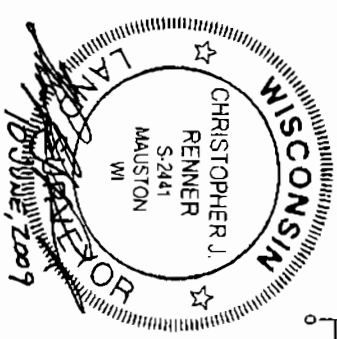
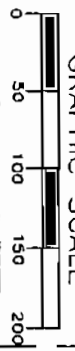


JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 4030

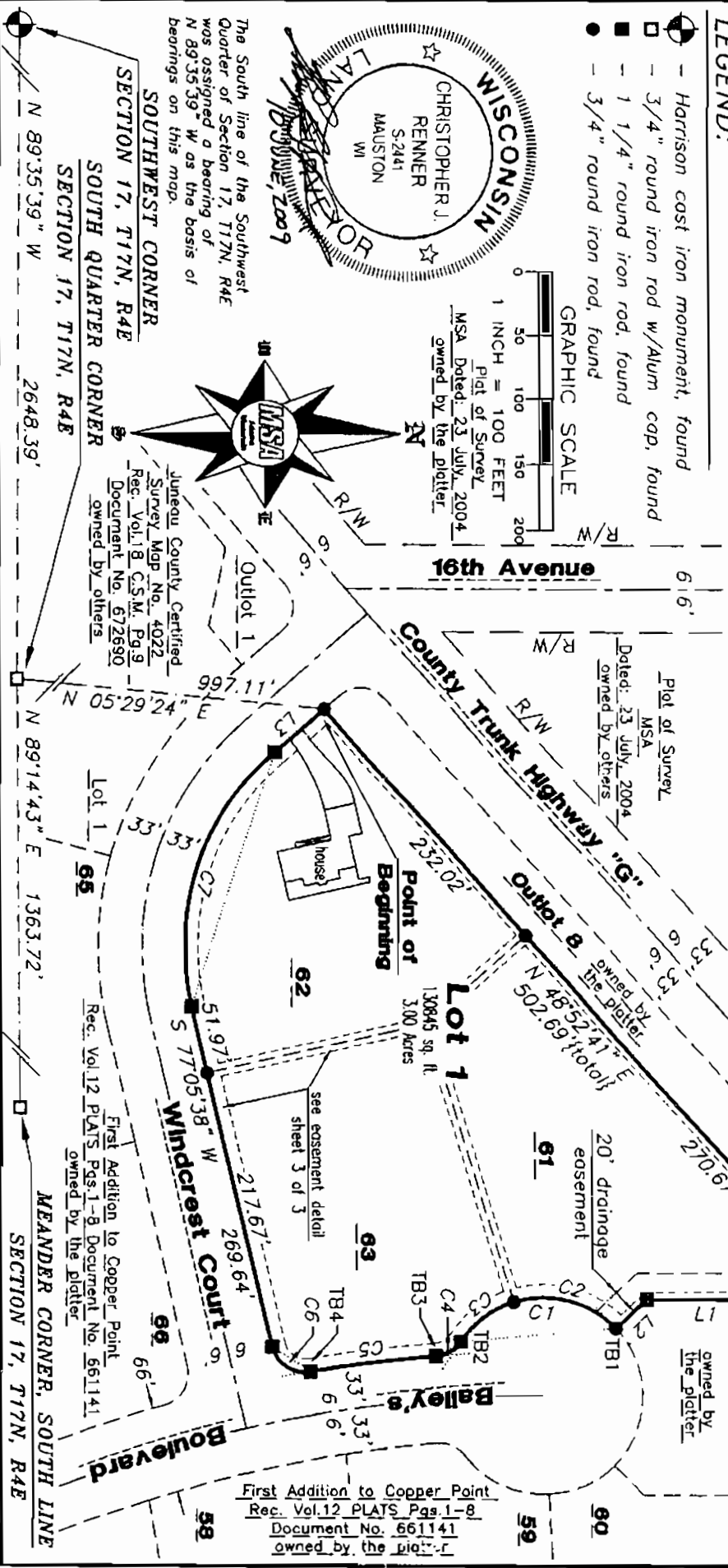
Part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin. Being Lots 61, 62 and 63 of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1 through 8 as Document number 661141.

LEGEND:

- Harrison cast iron monument, found
- 3/4" round iron rod w/Alum cap, found
- 1 1/4" round iron rod, found
- 3/4" round iron rod, found



The South line of the Southwest Quarter of Section 17, T17N, R4E was assigned a bearing of N 89°35'39" W as the basis of bearings on this map.



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 301 South Lake Street, Adams, Wisconsin 53410
 608-233-2000 Fax: 608-233-8075
 MSA Professional Services, Inc.

Code File:	G:\projects\302\331\334157\code\0334157.dwg
Field Book:	File
Drawn by:	CJR
Date:	9 June, 2009
Checked by:	GPR
Scale:	1" = 100'

PREPARED FOR:
 J. Adams Investments, LLC
 c/o Brad P. Poyloski
 P.O. Box 1027
 Wisconsin Rapids, WI. 54495-1027.

Project No.	0334773
Sheet	3

102

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 4030

Part of the Southwest Quarter of the Southeast Quarter of Section 17,
Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.
Being Lots 61, 62 and 63 of First Addition to Copper Point as recorded in
Volume 12 of Plats on Pages 1 through 8 as Document number 661141.



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Field Book: FILE
Drawn by: CJR
Checked by: GPR
Date: 9 June, 2009
Scale: 1" = 100'

PREPARED FOR:
J. Adams Investments, LLC
c/o Brad P. Pavloski
P.O. Box 1027
Wisconsin Rapids, WI 54495-1027

Project No. 0334773
Sheet 2 of 3

SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, Registered Land Surveyor, hereby certify that I have surveyed and mapped part of the Southwest Quarter of the Southeast Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, being Lots 61, 62 and 63 of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1 through 8 as Document number 661141, described as follows;

Commencing at the South Quarter corner of said Section 17, thence N 05°29'24" E a distance of 997.11 feet to the Northwest corner of Lot 62 of said First Addition to Copper Point and the POINT OF BEGINNING, thence the following bearings and distances along Lots 62, 61 and 63 of said First Addition to Copper Point, N 48°52'41" E a distance of 502.69 feet, thence S 89°49'42" E a distance of 76.08 feet, thence S 00°10'18" W a distance of 87.32 feet, thence S 43°11'14" E a distance of 32.37 feet to a non-tangent curve to the left which has a radius of 75.00 feet, a delta angle of 103°34'07" and a chord that bears S 04°58'17.5" E a distance of 117.85 feet, thence along the arc of said curve a distance of 135.57 feet to a curve to the right which has a radius of 25.00 feet, a delta angle of 52°18'43" and a chord that bears S 30°35'59.5" E a distance of 22.04 feet, thence along the arc of said curve a distance of 22.83 feet to a curve to the left which has a radius of 1033.00 feet, a delta angle of 05°19'11" and a chord that bears S 07°06'13.5" E a distance of 95.87 feet, thence along the arc of said curve a distance of 95.91 feet to a curve to the right which has a radius of 25.00 feet, a delta angle of 86°51'27" and a chord that bears S 33°39'54.5" W a distance of 34.37 feet, thence along the arc of said curve a distance of 37.90 feet, thence S 77°05'38" W a distance of 269.64 feet to a curve to the right which has a radius of 200.00 feet, a delta angle of 61°47'03" and a chord that bears N 72°00'50.5" W a distance of 205.37 feet, thence along the arc of said curve a distance of 215.67 feet, thence N 41°07'19" W a distance of 49.76 feet to the Northwest corner of said Lot 62 and the POINT OF BEGINNING.

Subject to easements, covenants, restrictions and right-of-ways of record.
That I have made such survey and map at the direction of Brad Pavloski, for J. Adams Investments, LLC, owner and agent to the owner.
That such map is a correct representation of the exterior boundaries of the lands surveyed;
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Section AE 7 of the Wisconsin Administrative Code and Chapter 23 of the Juneau County Code in surveying, dividing and mapping the same, to the best of my knowledge and belief.

This Certified Survey Map is created for the purpose of combining Lots 61, 62 and 63 of the First Addition to Copper Point. No new lots have been created.



Project No. 0334773
Sheet 2 of 3



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Madison, Wisconsin 53710
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Field Book: File
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Date: 9 June, 2009
Scale: 1" = 100'

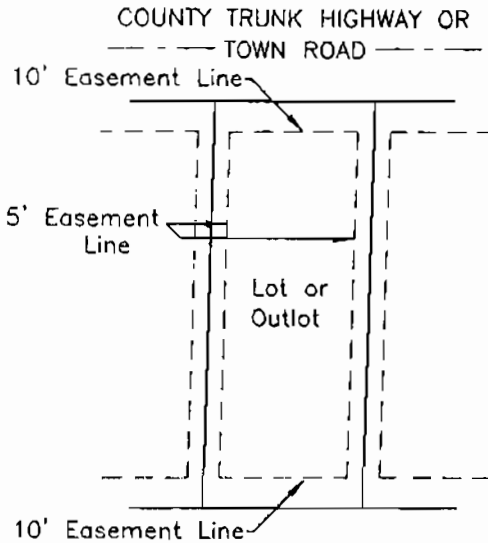
PREPARED FOR:
J. Adams Investments, LLC
c/o Brad P. Pavloski
P.O. Box 1027
Wisconsin Rapids, WI 54495-1027
Project No. 0334773
Sheet 3 of 3

JUNEAU COUNTY CERTIFIED SURVEY MAP NO. 4030

Part of the Southwest Quarter of the Southeast Quarter of Section 17,
Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.
Being Lots 61, 62 and 63 of First Addition to Copper Point as recorded in
Volume 12 of Plats on Pages 1 through 8 as Document number 661141.

**EXISTING
TYPICAL DRAINAGE AND UTILITY EASEMENTS**

per Lot 61, Lot 62 and Lot 63 of
First Addition to Copper point
NOT TO SCALE



674131

Register of Deeds)
Juneau County, WI) SS

Received for Record the 29th day of
June, 2009 A.D., at 8:30 A.M.
and recorded in Vol. 18 of C.S.M.
on Page 17.

Christie L. Anderson
Register of Deeds

**NO REVIEW REQUIRED
UNDER CHAPTER #23**

6-17-09

Tangent Bearing Table	
Number	Bearing
TB1	N 46°48'46" E
TB2	S 56°45'21" E
TB3	N 04°26'38" W
TB4	S 09°45'49" E

Line Data Table		
Number	Direction	Distance
L1	S 00°10'18" W	87.32'
L2	S 43°11'14" E	32.37'
L3	N 41°07'19" W	49.76'

Curve Data Table					
Number	Radius	Delta Angle	Chord Bearing	Chord	Length
C1	75.00'	103°34'07"	N 04°58'17.5" W	117.85'	135.57'
C2	75.00'	63°44'42"	S 14°56'25" W	79.20'	83.44'
C3	75.00'	39°49'25"	N 36°50'38.5" W	51.09'	52.13'
C4	25.00'	52°18'43"	N 30°35'59.5" W	22.04'	22.83'
C5	1033.00'	05°19'11"	N 07°06'13.5" W	95.87'	95.91'
C6	25.00'	86°51'27"	S 33°39'54.5" W	34.37'	37.90'
C7	200.00'	61°47'03"	N 72°00'50.5" W	205.37'	215.67'



Christopher J. Renner
10 JUNE, 2009

TENTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 676692

Recorded

Nov. 16, 2009 AT 02:30PM

CHRISTIE BENDER

REGISTER OF DEEDS

JUNEAU CO., WI

Fee Amount: \$19.00

Total Pages 5

INDEXING
COMPLETED

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
301 South Main Street
Adams, WI. 53934

PICK UP

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 9th day of November, 2009.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873, The Copper Point Restrictions, First Addition to Copper Point Restrictions, Second Addition to Copper Point Restrictions, and Third Addition to Copper Point Restrictions, and all amendments thereto are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, and Third Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

WHEREAS, the Declarant desires to amend the Restrictions as provided herein.

NOW, THEREFORE, the Restrictions are hereby amended as follows:

1. Use of the clubhouse and related outdoor amenities at Copper Point Subdivision is intended to be used by the Lot Owners of Copper Point and other subdivisions and their immediate families only. Guests, tenants, relatives, and other invitees (hereinafter "Invitees") of Lot Owners in Copper Point Subdivision may only use the clubhouse and related outdoor

amenities if one or more Lot Owners accompany the Invitees at all times. The Declarant or the Association may establish additional rules and regulations for use of the clubhouse and related outdoor amenities.

IN WITNESS WHEREOF, this Amendment to the Restrictions is executed by the Declarant as of the day and year first written above.

(Declarant)

J. Adams Investments, LLC

By: Brad Radosty
_____, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 10/6/11, 2008
Brad Radosty, Member of J. Adams Investments, LLC.

Betsy J. Manser

Notary Public, State of Wisconsin
My commission expires: April 24, 2011

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

ELEVENTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 679246

Document Number

Title of Document

Recorded
Apr. 26, 2010 AT 03:25PM

CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI

Fee Amount: \$29.00
Total Pages 10

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

Pick up

MSA Professional Services, Inc
P. O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 15TH day of April, 2010.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

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WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, and Third Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A and B of the Restrictions; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions and to add additional land to the Restrictions; and

WHEREAS, the Declarant desires to submit additional lands to the Restrictions as set forth in this Amendment.

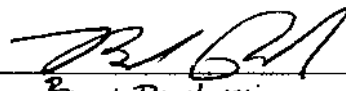
NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are hereby amended as follows:

1. The real estate described on Exhibit A attached hereto and further described on the Final Plat of the Fourth Addition to Copper Point attached hereto as Exhibit B (the "Fourth Addition") is subject to the terms of the Declaration of Restrictions, and Lots 185 through 192 inclusive, as set forth therein are subject to the Declaration of Restrictions, and all purchasers and their successors of any portion of the Fourth Addition, and each and every conveyance of any portion of the Fourth Addition will be subject to the Declaration of Restrictions.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant as of the day and year first written above.

(Declarant)

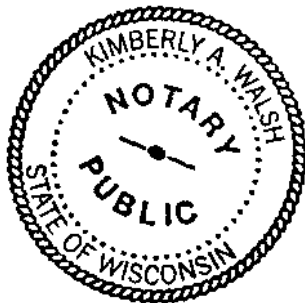
J. Adams Investments, LLC

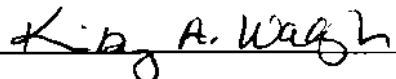
By: 
Brad Pawlowski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 4/24/2010 by Brad Pawlowski, Member of J. Adams Investments, LLC.




Notary Public, State of Wisconsin
My commission expires: 3/16/2014

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF FOURTH ADDITION TO COPPER POINT

Lots 185 through 192 inclusive of the Fourth Addition to Copper Point as recorded in Volume 12 of Plats on Pages 38-40 as Document Number 679041. Located in the Northeast Quarter of the Northeast Quarter of Section 19 and the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
FINAL PLAT OF FOURTH ADDITION TO COPPER POINT
(See attached Plat as the next page)

SOURCES ADDITION TO COPPER POINT

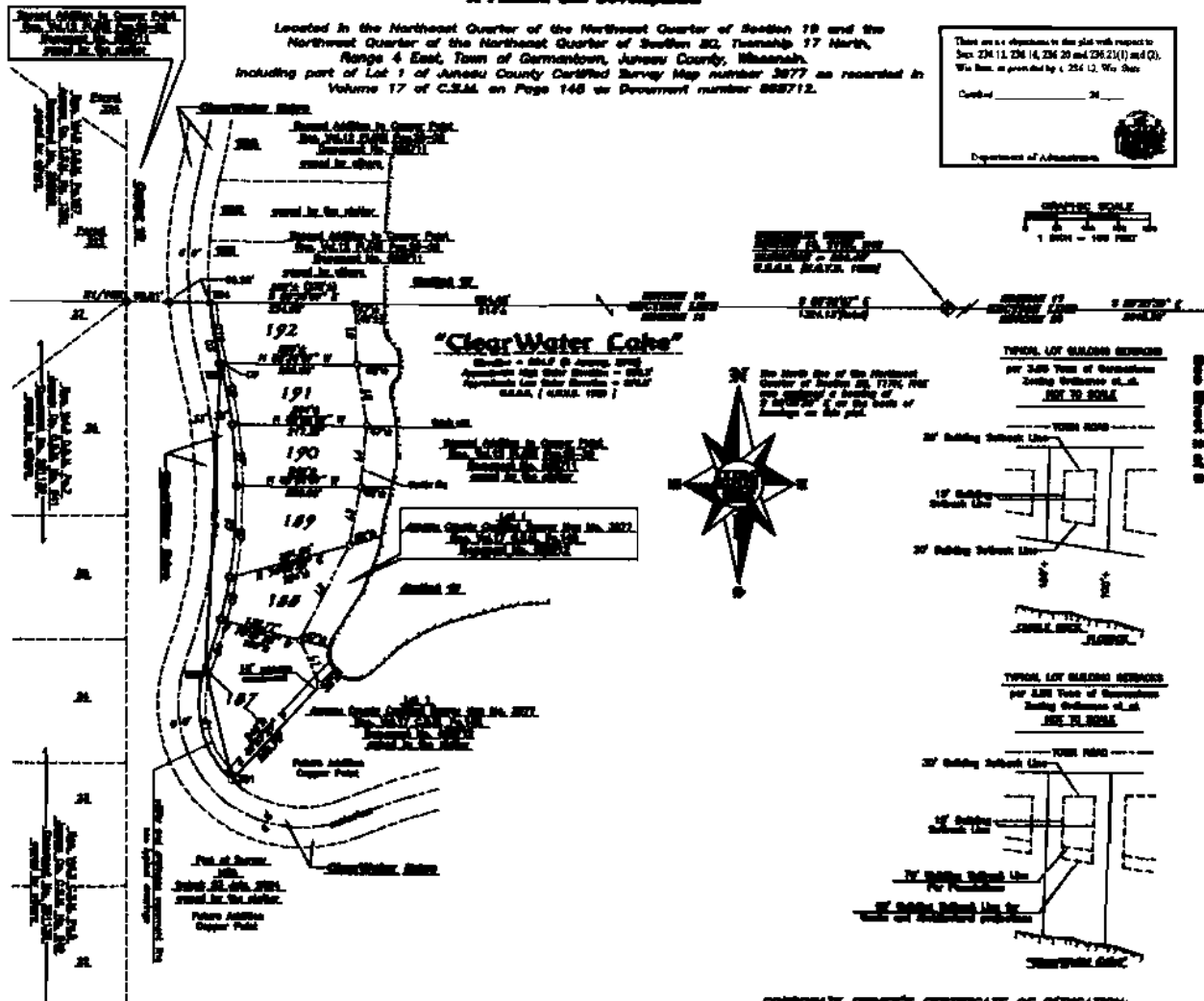
A Planned Unit Development

Located in the Northeast Quarter of the Northwest Quarter of Section 28 and the Northwest Quarter of the Northwest Quarter of Section 22, Township 37 North, Range 4 East, Town of Gurnettown, Aurora County, Wisconsin, including part of Lot 1 of Aurora County Certified Survey Map number 5877 as recorded in Volume 17 of C.S.M. on Page 148 or Document number 888712.

There are no objections to this plat with respect to Sec. 234.11, 234.14, 234.20 and 234.21(1) and (2), Wis. Stat., as provided by s. 234.12, Wis. Stat.

Control _____ N

Department of Administration



Ownership and Contingency List Area Title

Lot No.	Owner	Contingency	Area Title
188
189
190
191
192

Area Title Table

Area Title	...
...	...
...	...
...	...

Setback Schedule Table

Setback	...
...	...
...	...
...	...

Other Title Table

Other Title	...
...	...
...	...
...	...

AREA:
Part of Fourth Addition to Copper Point
SECTION 28, T. 37 N., R. 4 E., S. 17 (part of Section 28)

ZONING:
This property is zoned:
PUD - Planned Unit Development District
SU - Standard Single-Dwelling (with 7500' of South Side Storage)

LEGEND:

- Hardwood and less removed, stand
- 3/4" round bar rod with aluminum top band
- 1 1/2" round bar rod, stand
- 2" round bar rod, stand
- 1 1/4" round bar rod, stand
- 2 1/2" x 10" round bar rod, stand weighing 1.20 lbs. per lineal ft.
- 1 1/2" x 10" round bar rod, stand weighing 0.75 lbs. per lineal ft.
- () - Standard / Private title to
- () - Reserved
- - Wetland

Note the type of drainage easements, utility easements and other related easements and notes for this subdivision.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:
I, Aurora Investments, Limited Liability Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, do hereby dedicate to the public, for the use and enjoyment of the same, the land described in this plat, to be known as the land described as follows: ...

ATTEST:
The Department of Administration
By _____
Secretary

ATTEST:
Aurora Investments, L.L.C.
By _____
President

STATE OF WISCONSIN:
I, _____, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk.

PLANNED UNIT DEVELOPMENT	Fourth Addition to	SECTION 28, T. 37 N., R. 4 E., S. 17 (part of Section 28)
	COPPER POINT						

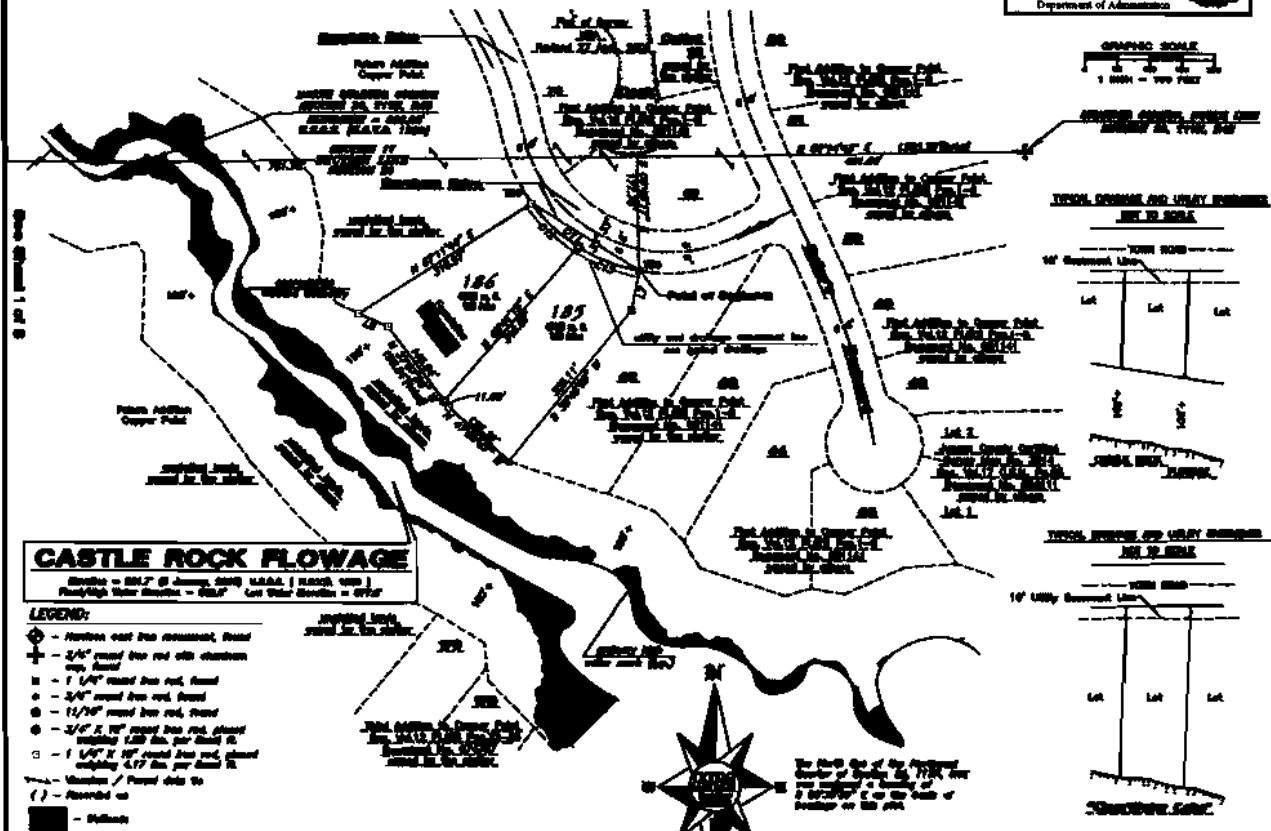


SOUTH ADDITION TO COPPER POINT

A Planned Unit Development

Located in the Northwest Quarter of the Northwest Quarter of Section 18 and the Northwest Quarter of the Northwest Quarter of Section 30, Township 17 North, Range 4 East, Town of Germantown, Jureau County, Wisconsin, including part of Lot 1 of Amsou County Certified Survey Map number 3877 as recorded in Volume 17 of C.S.M. on Page 148 as Document number 888712.

There are no objections to this plat with respect to Sec 236 13, 236 14, 236 20 and 236 21(1) and (2).
 This Plat is governed by 236 12, Wis. Stat.
 Dated: _____ 20____
 Department of Administration



CASTLE ROCK FLOWAGE
 Depth = 0.5' @ Average, 1.0' @ High Water
 Flowing Water Depth = 0.5' @ Low Water

- LEGEND:**
- ⊕ - Station on the monument, Road
 - ⊕ - 2 1/4" round bar and 60# chain on Road
 - ⊕ - 1 1/4" round bar and 60# chain
 - ⊕ - 3/4" round bar and 60# chain
 - ⊕ - 1/2" round bar and 60# chain
 - ⊕ - 3/8" x 1/2" round bar and 60# chain weighing 1.25 lbs. per foot R.
 - ⊕ - 1/4" x 1/2" round bar and 60# chain weighing 0.75 lbs. per foot R.
 - Monuments / Parcel data to
 - () - Reserved to
 - - Wetland

Note: The layout of changes... building setback... and other... information.

CERTIFICATE OF TAXES PAID - TREASURER'S CERTIFICATE:
 We, being duly elected, qualified and acting Treasurer of the Town of Germantown and the County of Jureau do hereby certify that the amounts in our office... are...
 Date: _____
 Title: _____

TOWN OF GERMANANTOWN:
 Resolved, that the Plat of South Addition to Copper Point in the Town of Germantown is hereby approved by the Town Board of Germantown.
 Date: _____
 Title: _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Germantown.
 Date: _____
 Title: _____

TOWN OF GERMANANTOWN PLANNING COMMISSION:
 The Town of Germantown does hereby certify that the Plat of South Addition to Copper Point is and hereby is approved in compliance with the Plan of Germantown Subdivision and Zoning Ordinance.
 Date: _____
 Title: _____

JUREAU COUNTY REGISTER OF DEEDS:
 Register's office
 Jureau County, Wis. 530
 Accepted for record this _____ day of _____, 20____
 at _____, Wis. and recorded in Volume _____ of Plat. Page _____
 _____ Register of Deeds

LAND, FORESTRY, PARKS AND ZONING COMMITTEE APPROVAL:
 Resolved, that the Plat of South Addition to Copper Point is hereby approved by the Land, Forestry, Parks and Zoning Committee of the Town of Germantown.
 Date: _____
 Title: _____

CONSENT OF CORPORATE MORTGAGEE:
 Approved Bank, S.A.
 A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, do hereby certify that the above described land, more fully described in the mortgage, being accepted and consents to the first release of the said land, and does hereby consent to the first release of the said land to the Town of Germantown, Jureau County, Wisconsin, U.S.A.
 In witness whereof, the said Approved Bank, S.A. has caused these presents to be signed by Greg A. Lorenz, its Vice-President and John H. Schuch, its Vice-President of Administration, Wisconsin and to be attested and to be recorded in public.
 Date: _____, 20____
 In the presence of:
 Approved Bank, S.A.
 Greg A. Lorenz
 John H. Schuch

STATE OF WISCONSIN:
 I, _____ County Clerk, do hereby certify that the above named Greg A. Lorenz and John H. Schuch, do hereby certify that they have to the best of their knowledge and belief approved and consented that they consider the foregoing instrument as the act of said mortgagee to be attested.
 Date: _____
 Title: _____

	Fourth Addition to		Sec. 18, 30	Twp. 17 N.	R. 4 E.	T. 17 N.
	COPPER POINT		Map No. 3877	Sub. 186	Sub. 187	Sub. 188
	Map No. 3877	Sub. 186	Sub. 187	Sub. 188	Sub. 189	Sub. 190
	Map No. 3877	Sub. 186	Sub. 187	Sub. 188	Sub. 189	Sub. 190

TWELFTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 679268

Document Number

Title of Document

Recorded
Apr. 27, 2010 AT 02:20PM

CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI

Fee Amount: \$21.00

Total Pages 6

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
P. O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 26th day of April, 2010.

R E C I T A L S

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

90

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246, The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, Third Addition and Fourth Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A attached hereto; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

WHEREAS, the Declarant desires to amend the Restrictions as follows:

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the

First Addition to Copper Point are hereby amended as follows:

1. The following language shall be added as Article XXIV, Section F.(vii):
Each Lot owner shall promptly pay, when due, all general and special assessments levied by the Association against such owner and his, her or their Lot, together with all costs, expenses and reasonable attorney fees incurred by the Association in collection of any delinquent assessment(s). All assessments shall become due as the Association may determine appropriate (in a lump sum.) Time is of the essence with respect to all payments.

All co-owners of a Lot shall be jointly and severally liable for all general and special assessments levied against the Lot, regardless of the type of tenancy, estate or interest in the Lot (whether as joint tenants, tenants-in-common, land contract purchaser(s) or seller(s), or otherwise.)

All general and special assessments which are not paid when due: shall bear interest at eighteen percent (18%) per annum until the assessment is paid in full; shall constitute a lien on the Lot; and shall be collectible and enforceable by the Association by suit against the Lot owner, by foreclosure or the lien, and/or in any other manner or method provided under this Declaration or laws of the State of Wisconsin.

2. Paragraph (2) of Article XIV shall be deleted.

No information tube style signs (info tubes) advertising a Lot or Home for sale shall be allowed unless approved in writing by the developer. Info tubes, stakes, and frames must be of earth tones. Info tubes must be placed out of the right of way. In the event the Association or Developer provides notice to a Lot owner that they have a prohibited tube style sign or other sign advertising a lot for sale on their property, the Lot owner shall have 10 days to remove the info tube or sign. If the violation is not corrected within the 10 day period, the Association or Developer shall have the right to remove the info tube or sign and specially assess the Lot owner for all costs and expenses related to the removal.

92

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant as of the day and year first written above.

(Declarant)

J. Adams Investments, LLC

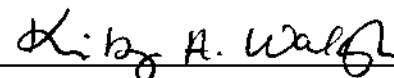
By: 
Brad Pawlowski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 4/26/2010 by Brad Pawlowski, Member of J. Adams Investments, LLC.




Notary Public, State of Wisconsin
My commission expires: 3/16/2014

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT

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Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

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Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

Lots 185 through 192 inclusive of the Fourth Addition to Copper Point as recorded in Volume 12 of Plats on Pages 38-40 as Document Number 679041. Located in the Town of Germantown, Juneau County, Wisconsin.

Outlot 1 of Juneau County Certified Survey Map Number 4070. Filed on the 18th day of December, 2009 in Volume 18 of CSM at Page 57 as Document Number 677252, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4079. Filed on the 4th day of February, 2010 in Volume 18 of CSM at Page 66 as Document Number 677925, located in the Town of Germantown, Juneau County, Wisconsin.

96

THIRTEENTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 681125

Document Number

Title of Document

Recorded

Aug. 11, 2010 AT 03:15PM

CHRISTIE BENDER

REGISTER OF DEEDS

JUNEAU CO., WI

Fee Amount: \$30.00

Total Pages 6

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address: P. U.

MSA Professional Services, Inc
P. O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

97

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 3rd day of August, 2010.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

28

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246; the Twelfth Amendment dated the 26th day of April, 2010, which was recorded on the 27th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679268; The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto as set forth above are hereinafter described as the “Restrictions”; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, Third Addition and Fourth Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A attached hereto; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are hereby amended as follows:

1. The following language shall be added to the end of Article II:

All lots shall be used for single family residential purposes only. Each residential Home on a Lot or any part thereof may be rented by written lease, provided that

- (a) The term of any such lease shall not be less than sixty (60) days;
- (b) The lease contains a statement obligating all tenants to abide by the Declaration of Restrictions, the Articles or Incorporation, and the Bylaws, and all rules and regulations of the Association and providing that the lease is subject and subordinate to the same;
- (c) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and all rules and regulations of the Association shall be enforceable by the Association as a third-party beneficiary to the Lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws, and the rules and regulations of the Association, the right to evict the tenant or terminate the Lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation; and
- (d) A true and complete copy of the Lease shall be provided to the Association at least ten (10) days prior to execution so that the Association can confirm that the Lease meets the requirements of this section.

During the term of any lease, each Lot Owner shall remain liable for the compliance of the Home, such Lot Owner and all tenants of the Home with all provisions of this Declaration, the Bylaws, and the rules and regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Home. The restrictions against leasing contained in this Section may not be amended to impose further restrictions on the right to lease or deleted without the prior written consent of Declarant.

Timeshare ownership. Fractional share ownership or any similar concepts are strictly prohibited.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant as of the day and year first written above.

(Declarant)

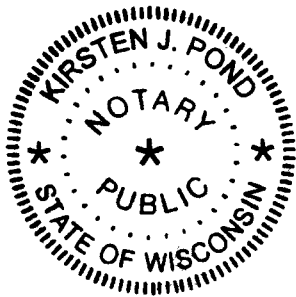
J. Adams Investments, LLC

By: *Brad Pauloski*
BRAD PAULOSKI, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 8.11.10 by
Brad Pauloski, Member of J. Adams Investments, LLC.



Kirsten J. Pond
Notary Public, State of Wisconsin
My commission expires: 4.28.2013

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

101

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

Lots 185 through 192 inclusive of the Fourth Addition to Copper Point as recorded in Volume 12 of Plats on Pages 38-40 as Document Number 679041. Located in the Town of Germantown, Juneau County, Wisconsin.

Outlot 1 of Juneau County Certified Survey Map Number 4070. Filed on the 18th day of December, 2009 in Volume 18 of CSM at Page 57 as Document Number 677252, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4079. Filed on the 4th day of February, 2010 in Volume 18 of CSM at Page 66 as Document Number 677925, located in the Town of Germantown, Juneau County, Wisconsin.

3
FOURTEENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE FIRST
ADDITION TO COPPER POINT

DOCUMENT # 684410

RECORDED
February 01, 2011 8:15 AM

CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00
TOTAL PAGES: 10

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
P. O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

Document Number

Title of Document

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 9th day of September, 2010.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246; the Twelfth Amendment dated the 26th day of April, 2010, which was recorded on the 27th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679268; the Thirteenth Amendment dated the 3rd day of August, 2010, which was recorded on the 11th day of August, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 681125; The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto as set forth above are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, Third Addition and Fourth Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A and B of the Restrictions; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC. has the sole right to amend the Restrictions and to add additional land to the Restrictions; and

WHEREAS, the Declarant desires to submit additional lands to the Restrictions as set forth in this Amendment.

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are hereby amended as follows:

1. The real estate described on Exhibit A attached hereto and further described on the Final Plat of the Fifth Addition to Copper Point attached hereto as Exhibit B (the "Fifth Addition") is subject to the terms of the Declaration of Restrictions, and Lots 193 through 204 inclusive, as set forth therein are subject to the Declaration of Restrictions, and all purchasers and their successors of any portion of the Fifth Addition, and each and every conveyance of any portion of the Fifth Addition will be subject to the Declaration of Restrictions.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant as of the day and year first written above.

(Declarant)

J. Adams Investments, LLC

By: *Brad Pauloski*
BRAD PAULOSKI, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on Jan 14, 2011 by Brad Pauloski, Member of J. Adams Investments, LLC.



Michael D. Orgeman

Notary Public, State of Wisconsin
My commission expires: Aug 10, 2014

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF FIFTH ADDITION TO COPPER POINT

Lots 193 through 204 inclusive of the Fifth Addition to Copper Point as recorded in Volume 12 of Plats on Pages 47-49 as Document Number 681680. Located in the Northeast Quarter of the Northeast Quarter of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

9

EXHIBIT B
FINAL PLAT OF FIFTH ADDITION TO COPPER POINT
(See attached Plat as the next page)

SIXTH ADDITION TO COPPER POINT

A Planned Unit Development

Located in the Northeast Quarter of the Northeast Quarter of Section 18, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.
Including Lot 2 of Juneau County Certified Survey Map number 3977 as recorded in Volume 17 of C.S.M. on Page 148 as Document number 888712.
Also including Lot 1 of Juneau County Certified Survey Map number 4092 as recorded in Volume 18 of C.S.M. on Page 79 as Document number 879042.

There are no objections to this plat with respect to Sect. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration



Number	Area to Monument Line	Total Area
187	1.00 ac. ±	1.00 ac. ±
188	1.00 ac. ±	1.00 ac. ±
189	1.00 ac. ±	1.00 ac. ±
190	1.00 ac. ±	1.00 ac. ±
191	1.00 ac. ±	1.00 ac. ±
192	1.00 ac. ±	1.00 ac. ±
193	1.00 ac. ±	1.00 ac. ±
194	1.00 ac. ±	1.00 ac. ±
195	1.00 ac. ±	1.00 ac. ±
196	1.00 ac. ±	1.00 ac. ±
197	1.00 ac. ±	1.00 ac. ±
198	1.00 ac. ±	1.00 ac. ±
199	1.00 ac. ±	1.00 ac. ±
200	1.00 ac. ±	1.00 ac. ±
201	1.00 ac. ±	1.00 ac. ±
202	1.00 ac. ±	1.00 ac. ±
203	1.00 ac. ±	1.00 ac. ±
204	1.00 ac. ±	1.00 ac. ±

Number	Area to Monument Line	Total Area
187	1.00 ac. ±	1.00 ac. ±
188	1.00 ac. ±	1.00 ac. ±
189	1.00 ac. ±	1.00 ac. ±
190	1.00 ac. ±	1.00 ac. ±
191	1.00 ac. ±	1.00 ac. ±
192	1.00 ac. ±	1.00 ac. ±
193	1.00 ac. ±	1.00 ac. ±
194	1.00 ac. ±	1.00 ac. ±
195	1.00 ac. ±	1.00 ac. ±
196	1.00 ac. ±	1.00 ac. ±
197	1.00 ac. ±	1.00 ac. ±
198	1.00 ac. ±	1.00 ac. ±
199	1.00 ac. ±	1.00 ac. ±
200	1.00 ac. ±	1.00 ac. ±
201	1.00 ac. ±	1.00 ac. ±
202	1.00 ac. ±	1.00 ac. ±
203	1.00 ac. ±	1.00 ac. ±
204	1.00 ac. ±	1.00 ac. ±

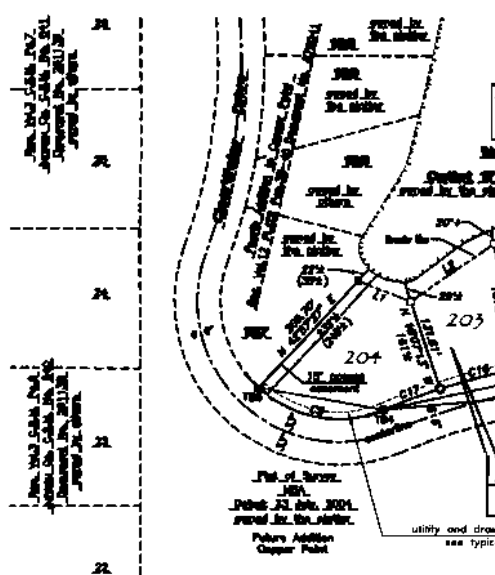
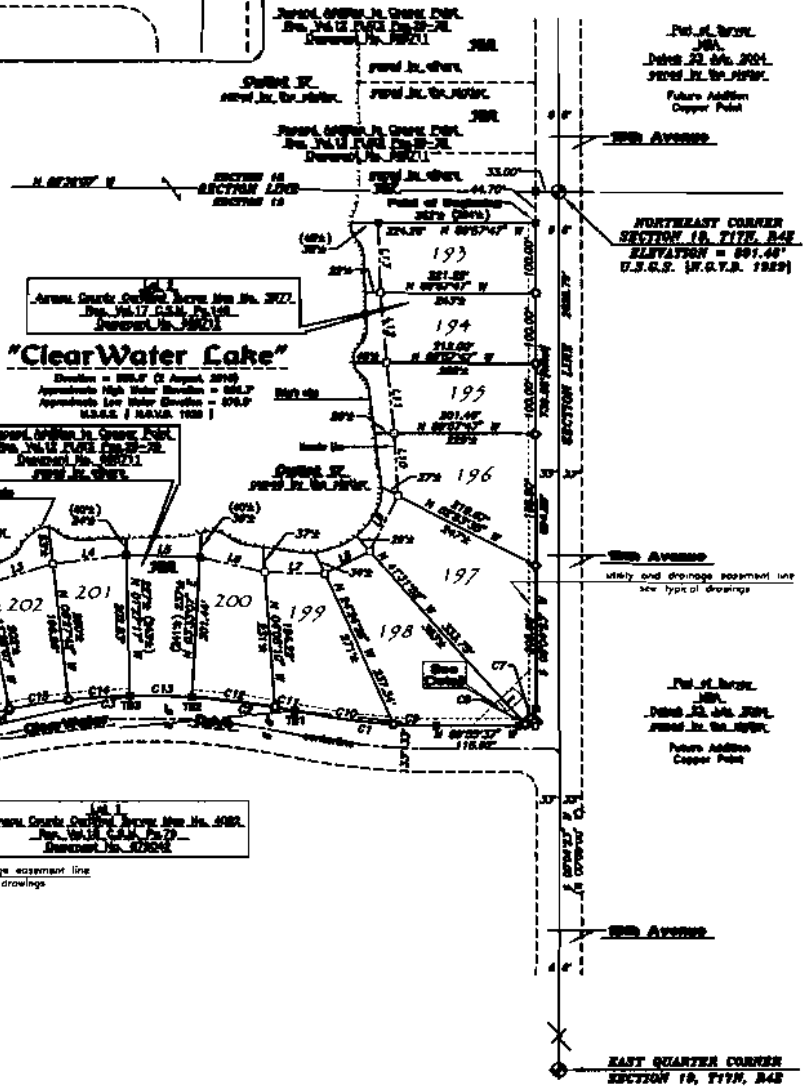
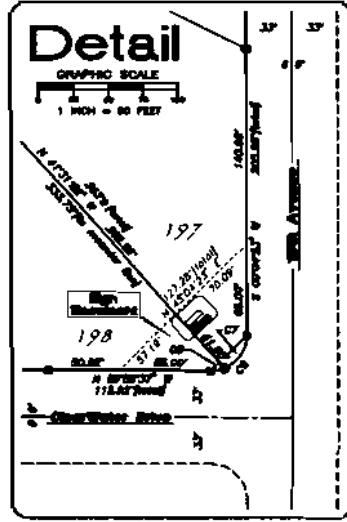
Number	Area to Monument Line	Total Area
187	1.00 ac. ±	1.00 ac. ±
188	1.00 ac. ±	1.00 ac. ±
189	1.00 ac. ±	1.00 ac. ±
190	1.00 ac. ±	1.00 ac. ±
191	1.00 ac. ±	1.00 ac. ±
192	1.00 ac. ±	1.00 ac. ±
193	1.00 ac. ±	1.00 ac. ±
194	1.00 ac. ±	1.00 ac. ±
195	1.00 ac. ±	1.00 ac. ±
196	1.00 ac. ±	1.00 ac. ±
197	1.00 ac. ±	1.00 ac. ±
198	1.00 ac. ±	1.00 ac. ±
199	1.00 ac. ±	1.00 ac. ±
200	1.00 ac. ±	1.00 ac. ±
201	1.00 ac. ±	1.00 ac. ±
202	1.00 ac. ±	1.00 ac. ±
203	1.00 ac. ±	1.00 ac. ±
204	1.00 ac. ±	1.00 ac. ±

Number	Area to Monument Line	Total Area
187	1.00 ac. ±	1.00 ac. ±
188	1.00 ac. ±	1.00 ac. ±
189	1.00 ac. ±	1.00 ac. ±
190	1.00 ac. ±	1.00 ac. ±
191	1.00 ac. ±	1.00 ac. ±
192	1.00 ac. ±	1.00 ac. ±
193	1.00 ac. ±	1.00 ac. ±
194	1.00 ac. ±	1.00 ac. ±
195	1.00 ac. ±	1.00 ac. ±
196	1.00 ac. ±	1.00 ac. ±
197	1.00 ac. ±	1.00 ac. ±
198	1.00 ac. ±	1.00 ac. ±
199	1.00 ac. ±	1.00 ac. ±
200	1.00 ac. ±	1.00 ac. ±
201	1.00 ac. ±	1.00 ac. ±
202	1.00 ac. ±	1.00 ac. ±
203	1.00 ac. ±	1.00 ac. ±
204	1.00 ac. ±	1.00 ac. ±

LEGEND:

- ⊙ - Harbor cast iron monument, found
- ⊙ - 1 1/8" round iron rod, found
- ⊙ - 3/8" x 16" round iron rod, placed weighing 1.50 lbs. per foot ft.
- ⊙ - 1 1/4" x 16" round iron rod, placed weighing 6.17 lbs. per foot ft.
- - Woodshed / Parcel data to
- () - Recorded as

Note: See typical lot drainage easements, utility easements and building setback drawings and notes for more information.




SITE ADDITION TO COPPER POINT

A Planned Unit Development

Located in the Northeast Quarter of the Northeast Quarter of Section 19, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.
Including Lot 2 of Juneau County Certified Survey Map number 3977 as recorded in Volume 17 of C.S.M. on Page 148 as Document number 688712.
Also including Lot 1 of Juneau County Certified Survey Map number 4082 as recorded in Volume 18 of C.S.M. on Page 79 as Document number 879042.

There are no objections to this plan with respect to Secs. 236.11, 236.16, 236.29 and DA.1(1) and (2) Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified _____, 20____



Department of Administration

TOWN OF GERMANTOWN:

Resolved, that the Plan of Site Addition to Copper Point is in the best interests of the Town of Germantown and is hereby approved by the Town Board of Germantown.

Date: _____ Approved: _____
Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the town of Germantown.

Date: _____ Approved: _____
Town Clerk

TOWN OF GERMANTOWN PLANNING COMMISSION:

The town of Germantown does hereby certify that the Plan of Site Addition to Copper Point is and hereby is approved in compliance with the town of Germantown Subdivision and Zoning Ordinances.

Date: _____
Zoning Administrator

CERTIFICATE OF TAXES PAID:

TREASURER'S CERTIFICATE:

We, being duly elected, qualified and acting treasurers of the town of Germantown and the county of Juneau do hereby certify that the records in our office show no unredeemed tax sales, unpaid taxes or unpaid special assessments affecting any of the lands included in this plat or of the same listed below.

Date: _____
Town Treasurer

Date: _____
County Treasurer

UTILITY EASEMENT RESTRICTION:

No utility poles, conduits or cables shall be placed on or to disturb any survey monument or adjacent status along any lot or street line. The unobstructed clearances of a survey monument is a violation of S.236.32 of Wisconsin Statutes.
Lobby easements and both barrels are for the use of the Town of Germantown and only the private utilities having the right to serve this subdivision as listed below.

UTILITY COMPANY LIST

- | | |
|--|--|
| GAS / HEATED: MultiCare
314 S. Main Street
Sheboygan, WI 54887
800-334-4460
office Gerry Jensen | ELECTRIC: Outback Electric Cooperative
P.O. Box 120
Oshkosh, WI 54900
800-241-3488
fax 920-373-2283
office Scott Swenson |
| TELEPHONE: Longmark Valley Telephone Co.
127 U.S. Hwy. 12 E. #12
P.O. Box 307
Camp Douglas, WI 54818
800-677-8215
office Sarah Smith | ELECTRIC / GAS: Alliant Energy
330 E. Main Street
Menasha, WI 53248
800-343-7410
fax 920-442-1319
office Tom Ormrod |
| TELEPHONE: TDS Telecom
8075 Wright Street
P.O. Box 120
Vesper, WI 54989
715-688-4821
fax 715-688-4887
office Chris Libardi | SEWERAGE SERVICE: City of Sheboygan
Sanitary District #1
NORTH LANE LAW COURT
New Linn, WI 53200
800-882-3880
fax 920-382-3794
office Tracy Tomsett |

NOTES:

Site Addition to Copper Point is subject to a recorded Subdivision of economic conditions and restrictions including easements, reserved as the following documents:
 1st Amendment - Document No. 801833
 2nd Amendment - Document No. 801833
 3rd Amendment - Document No. 801833
 4th Amendment - Document No. 801833
 5th Amendment - Document No. 801833
 6th Amendment - Document No. 801833
 7th Amendment - Document No. 801833
 8th Amendment - Document No. 801833
 9th Amendment - Document No. 801833
 10th Amendment - Document No. 801833
 11th Amendment - Document No. 801833
 12th Amendment - Document No. 801833
 13th Amendment - Document No. 801833
 14th Amendment - Document No. 801833
 15th Amendment - Document No. 801833
 16th Amendment - Document No. 801833
 17th Amendment - Document No. 801833
 18th Amendment - Document No. 801833
 19th Amendment - Document No. 801833
 20th Amendment - Document No. 801833

The West half of 12th Avenue has been dedicated to the public.
 Charter Drive has been dedicated to the public.

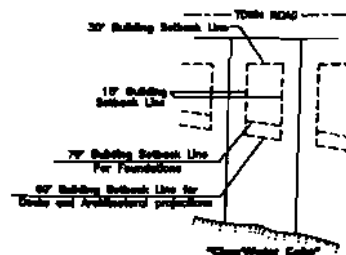
Public utility sewer will be provided to these lots and incorporated into this development.

The 10' access easement, as shown herein is created for access to "Clear/White Cable" for electrician and maintenance and is to be retained by the owner/developer. (J. Adams Investments, L.L.C.)
 (see Utility lot line of Lot 204)

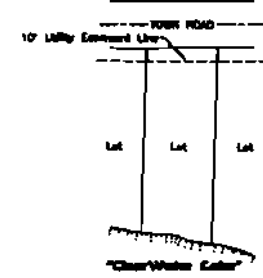
The site easement, as shown herein is created for the Clear/White Cable entrance easement construction and maintenance and it is to be retained by the owner/developer. (J. Adams Investments, L.L.C.)
 (see Lots 187 and 198)

The drainage easements, as shown herein, are granted to the Town of Germantown.

TYPICAL LOT BUILDING SETBACKS
per 2009 Town of Germantown Zoning Ordinance v.2.0
NOT TO SCALE



TYPICAL EGRESS AND UTILITY EASEMENTS
NOT TO SCALE



CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

J. Adams Investments, Limited Liability Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, or owner, does hereby certify that said corporation owned the land described on this plat to be conveyed, divided, mapped and subdivided as represented on this plat. I also certify that this plat is required by Sec. 236.16 or Sec. 236.12 to be submitted to the following for approval or objection:

APPROVING AGENCIES:

GENEVA SUPERVISOR:
The Department of Administration
The town of Germantown

In witness whereof, the said J. Adams Investments, L.L.C. has caused these presents to be signed by its Authorized Representative.
 This _____ day of _____, 2010.
 In the presence of:

J. Adams Investments, L.L.C.
 c/o Brad P. Puchold
 P.O. Box 1887
 Sheboygan, WI 54880-7487

Brad P. Puchold Authorized Representative

STATE OF WISCONSIN

COUNTY:

Personally came before me this _____ day of _____, 2010, the above named _____

to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin

Name _____ my commission expires _____ Date _____

CONSENT OF CORPORATE MORTGAGEE:

Associated Bank, N.A.
 A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping and subdivision of the land described on this plat, and does hereby consent to the above certificate of this plat of Site Addition to Copper Point.
 J. Adams Investments, L.L.C., owner.

In witness whereof, the said Associated Bank, N.A. has caused these presents to be signed by Greg A. Larson, its Senior Vice-President and John H. Brinkhoff, its Vice-President of Wisconsin, Wisconsin and its corporate seal to be hereunto affixed.
 This _____ day of _____, 2010.

In the presence of:

Associated Bank, N.A.
 601 E. Hillcrest Avenue
 Menasha, WI 53202

Greg A. Larson Senior Vice-President

John H. Brinkhoff Vice-President

ZONING:

This property is zoned:
 PUD - Planned Unit Development District

AREA:

Area of Site Addition: 320,371 sq. ft., 7.34 Acres (partial)
 in Copper Point 298,899 sq. ft.
 6.82 Acre(s) (partial) (ref)

STATE OF WISCONSIN

COUNTY:


Personally came before me this _____ day of _____, 2010, the above named _____

to me known to be the people who executed the foregoing instrument and to me known to be such Senior Vice-President and Vice-President of said corporation and acknowledged that they executed the foregoing instrument as the deed of said corporation or its authority.

Notary Public, _____ County, Wisconsin

Name _____ my commission expires _____ Date _____

2010 JUNE 15	Site Addition to		map A-C 110/105	map no. 003-077	map 2010	map 100	map 100	map 100	map 100	map 100
	copper point		map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100
	map no. 100		map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100
	map no. 100		map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100	map no. 100



NSA
 Notary Public
 1000 Main Street
 Sheboygan, WI 54880
 920-382-3794
 © 2010 Notary Public, Inc.

SISTS ADDITION TO COPPER POINT

A Planned Unit Development

Located in the Northeast Quarter of the Northeast Quarter of Section 16, Township 17 North, Range 4 East, Town of Garmentown, Juneau County, Wisconsin.
Including Lot 2 of Juneau County Certified Survey Map number 3877 as recorded in Volume 17 of C.S.M. on Page 148 as Document number 688712.
Also including Lot 1 of Juneau County Certified Survey Map number 4082 as recorded in Volume 18 of C.S.M. on Page 79 as Document number 679042.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by a 236.12, Wis. Stat.

Certified _____ 20



SURVEYOR'S CERTIFICATE:

I, Christopher J. Renner, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of SISTS Addition to Copper Point, being part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 17 North, Range 4 East, Town of Garmentown, Juneau County, Wisconsin, including Lot 2 of Juneau County Certified Survey Map number 3877 as recorded in Volume 17 of C.S.M. on Page 148 as Document number 688712. Also including Lot 1 of Juneau County Certified Survey Map number 4082 as recorded in Volume 18 of C.S.M. on Page 79 as Document number 679042, bounded as described as follows:

Commencing at the Northeast corner of said Section 16, thence N 89°30'07" W along the North line of the Northeast Quarter of the Northeast Quarter of said Section 16 a distance of 33.00 feet to the East line of Lot 157 of SISTS Addition to Copper Point and the West right-of-way line of 12th Avenue, thence S 00°04'23" W along the East line of said Lot 157 and said West right-of-way line a distance of 44.70 feet to the Southeast corner of said Lot 157 and the Point of Beginning, thence continuing S 00°04'23" W along said West right-of-way line a distance of 89.40 feet to the North right-of-way line of Chautauque Drive and a curve to the right which has a radius of 25.00 feet, a delta angle of 89°00'00" and a chord that bears S 49°04'23" W a distance of 30.38 feet, thence the following bearings and distances along said North right-of-way line and the arc of said curve a distance of 30.34 feet to a curve to the left which has a radius of 115.82 feet to a curve to the right which has a radius of 897.00 feet, a delta angle of 12°00'00" and a chord that bears N 87°00'00" W a distance of 208.87 feet, thence along the arc of said curve a distance of 203.34 feet to a curve to the left which has a radius of 265.00 feet, a delta angle of 08°34'00" and a chord that bears N 82°04'43" W a distance of 148.20 feet, thence along the arc of said curve a distance of 148.83 feet to the Southeast corner of Lot 158 of said SISTS Addition to Copper Point and a curve to the left which has a radius of 662.80 feet, a delta angle of 08°34'00" and a chord that bears N 88°57'00" W a distance of 265.00 feet, thence continuing along the arc of said curve and the South line of said Lot 158 a distance of 87.02 feet to the Southeast corner thereof and a curve to the left which has a radius of 265.00 feet, a delta angle of 27°38'30" and a chord that bears S 77°44'23" W a distance of 373.33 feet, thence continuing along the arc of said curve a distance of 373.52 feet to a curve to the right which has a radius of 149.00 feet, a delta angle of 80°11'14" and a chord that bears N 80°00'00" W a distance of 181.58 feet, thence along the arc of said curve a distance of 182.43 feet to the County line of Lot 157 of SISTS Addition to Copper Point, thence the following bearings and distances along a remainder line of said Chautauque Drive, S 87°30'07" E a distance of 81.30 feet, thence N 84°00'00" E a distance of 162.70 feet, thence N 74°57'00" E a distance of 104.62 feet, thence N 82°00'00" E a distance of 104.62 feet to the West line of Lot 158 of said SISTS Addition to Copper Point, thence departing from said remainder line S 87°30'07" E along said West line a distance of 328.85 feet to the Southeast corner thereof, the West right-of-way line of said Chautauque Drive and a non-tangent curve to the right which has a radius of 265.00 feet, a delta angle of 08°00'00" and a chord that bears S 88°57'00" E a distance of 265.00 feet, thence along the arc of said curve, the South line of said Lot 158 and said North right-of-way line a distance of 87.02 feet to the Southeast corner of said Lot 158, thence N 02°33'07" E along the East line of said Lot 158 a distance of 201.44 feet to a remainder line of said Chautauque Drive and said Lot 17, thence the following bearings and distances along a remainder line of said Chautauque Drive, S 74°42'00" E a distance of 88.13 feet, thence S 89°12'17" E a distance of 83.88 feet, thence N 82°30'00" E a distance of 72.40 feet, thence N 87°04'32" E a distance of 88.44 feet, thence N 63°38'00" W a distance of 88.13 feet, thence N 89°00'00" W a distance of 100.00 feet, thence N 02°11'48" W a distance of 100.42 feet, thence N 01°40'00" W a distance of 100.00 feet to the South line of Lot 157 of said SISTS Addition to Copper Point, thence S 89°30'07" E along said South line a distance of 224.20 feet to the Southeast corner thereof and the Point of Beginning, including all lands lying between the lot lines indicated, the remainder line and the water's edge of Chautauque Lake.

I further certify that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivisions thereof made, that I have made such surveys, laid division and plat by the direction of the owner of said land, that I have fully complied with the provisions of Chapter 538 of the Wisconsin State Statutes and the regulations promulgated by the Town of Garmentown and the County of Juneau in surveying, dividing and mapping the same.

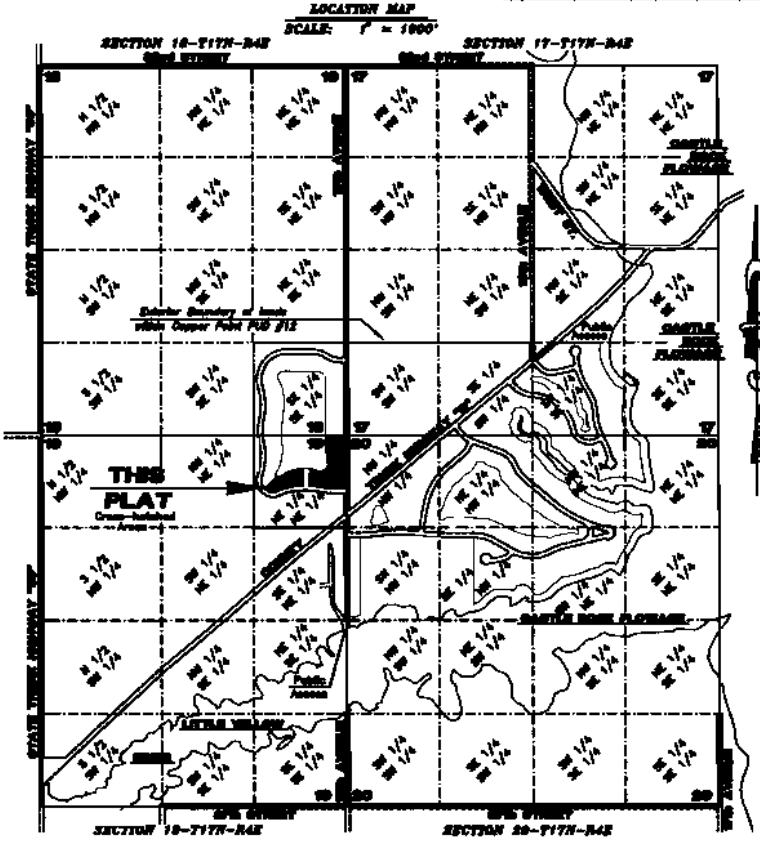
Dated this _____ day of _____ 2010

Christopher J. Renner R.L.S. 5-9441
SURVEYOR MSA PROFESSIONAL SERVICES, INC.
Christopher J. Renner
614 North Main Street
P.O. Box 340
Plymouth, WI 53074
(908) 338-3808
Fax (908) 338-8078

OWNER / SUBDIVIDER: J. ADAMS INVESTMENTS, L.L.C.
c/o Brad and Pat Renner
10000 Highway 101
Menasha, WI 54952-1027
(908) 288-3788
Fax (908) 588-9141

JUNEAU COUNTY REGISTER OF DEEDS:

Register's Office
Juneau County, Wis. 54883
Received for record this _____ day of _____ 2010,
Page _____, and recorded in Volume _____ of Plans,
Register of Deeds



CONSENT OF CORPORATE MORTGAGEE:

Wells Fargo Bank, N.A.
A corporation duly organized and existing under and by virtue of the Laws of the State of Wisconsin, certificate of the above described land, does hereby consent to the surveying, dividing, mapping and subdivision of the land described in this plat, and does hereby consent to the above certificate of the plat of SISTS Addition to Copper Point, J. Adams Investments, L.L.C., owner.

In witness whereof, the said Wells Fargo Bank, N.A. has caused these presents to be signed by Jeffrey A. Myers, its Vice-President and Lori VanHolen, its Vice-President of Wisconsin Rapids, Wisconsin and its corporate seal to be hereunto affixed.
This _____ day of _____, 2010.
In the presence of

Jeffrey A. Myers Vice-President
Lori VanHolen Vice-President

STATE OF WISCONSIN
COUNTY OF _____
Personally came before me this _____ day of _____ 2010, the above named Jeffrey A. Myers and Lori VanHolen
to me known to be the people who executed the foregoing instrument and to me known to be the Vice-Presidents of said corporation and acknowledging that they executed the foregoing instrument on the plat of said subdivision by its authority.
Notary Public, _____ County, Wisconsin
My commission expires _____ 2010

COPPER POINT	FWB Address to	No. A-F 118/08	Order No. 0034772	IN	DATE	PRICE	BY
	Order to Renner	Order to Renner	Order to Renner	Order to Renner	Order to Renner	Order to Renner	Order to Renner
	Order to Renner	Order to Renner	Order to Renner	Order to Renner	Order to Renner	Order to Renner	Order to Renner

FIFTEENTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 684424

RECORDED
February 01, 2011 2:40 PM

CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00
TOTAL PAGES: 12

INDEXING
COMPLETED

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
P. O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 16th day of December, 2010.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246; the Twelfth Amendment dated the 26th day of April, 2010, which was recorded on the 27th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679268; the Thirteenth Amendment dated the 3rd day of August, 2010, which was recorded on the 11th day of August, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 681125; the Fourteenth Amendment dated the 9th day of September, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684410; The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto as set forth above are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, Third Addition, Fourth Addition and Fifth

Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A and B of the Restrictions; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions and to add additional land to the Restrictions; and

WHEREAS, the Declarant desires to submit additional lands to the Restrictions as set forth in this Amendment.

NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are hereby amended as follows:

1. The real estate described on Exhibit A attached hereto and further described on the Final Plat of the Sixth Addition to Copper Point attached hereto as Exhibit B (the "Sixth Addition") is subject to the terms of the Declaration of Restrictions, and Lots 205 through 229 inclusive, and Outlots 18 through 20 inclusive as set forth therein are subject to the Declaration of Restrictions, and all purchasers and their successors of any portion of the Sixth Addition, and each and every conveyance of any portion of the Sixth Addition will be subject to the Declaration of Restrictions.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant as of the day and year first written above.

(Declarant)

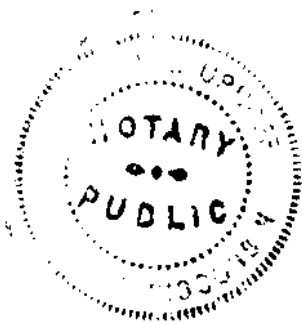
J. Adams Investments, LLC

By: *Brad Pauloski*
BRAD PAULOSKI, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on Jan 14, 2014 ^{AKU} by Brad Pauloski, Member of J. Adams Investments, LLC.



Maura L. Udhoff
Notary Public, State of Wisconsin
My commission expires: Aug 10, 2014

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF SIXTH ADDITION TO COPPER POINT

Lots 205 through 229 inclusive and Outlots 18 through 20 inclusive of the Sixth Addition to Copper Point as recorded in Volume 12 of Plats on Pages 50-54 as Document Number 683601. Located in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
FINAL PLAT OF SIXTH ADDITION TO COPPER POINT
(See attached Plat as the next page)

SIXTH ADDITION TO COPPER POINT

A Planned Unit Development

Located in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats., as provided by s. 236.17, Wis. Stats.

Certified _____ 20____

Department of Administration



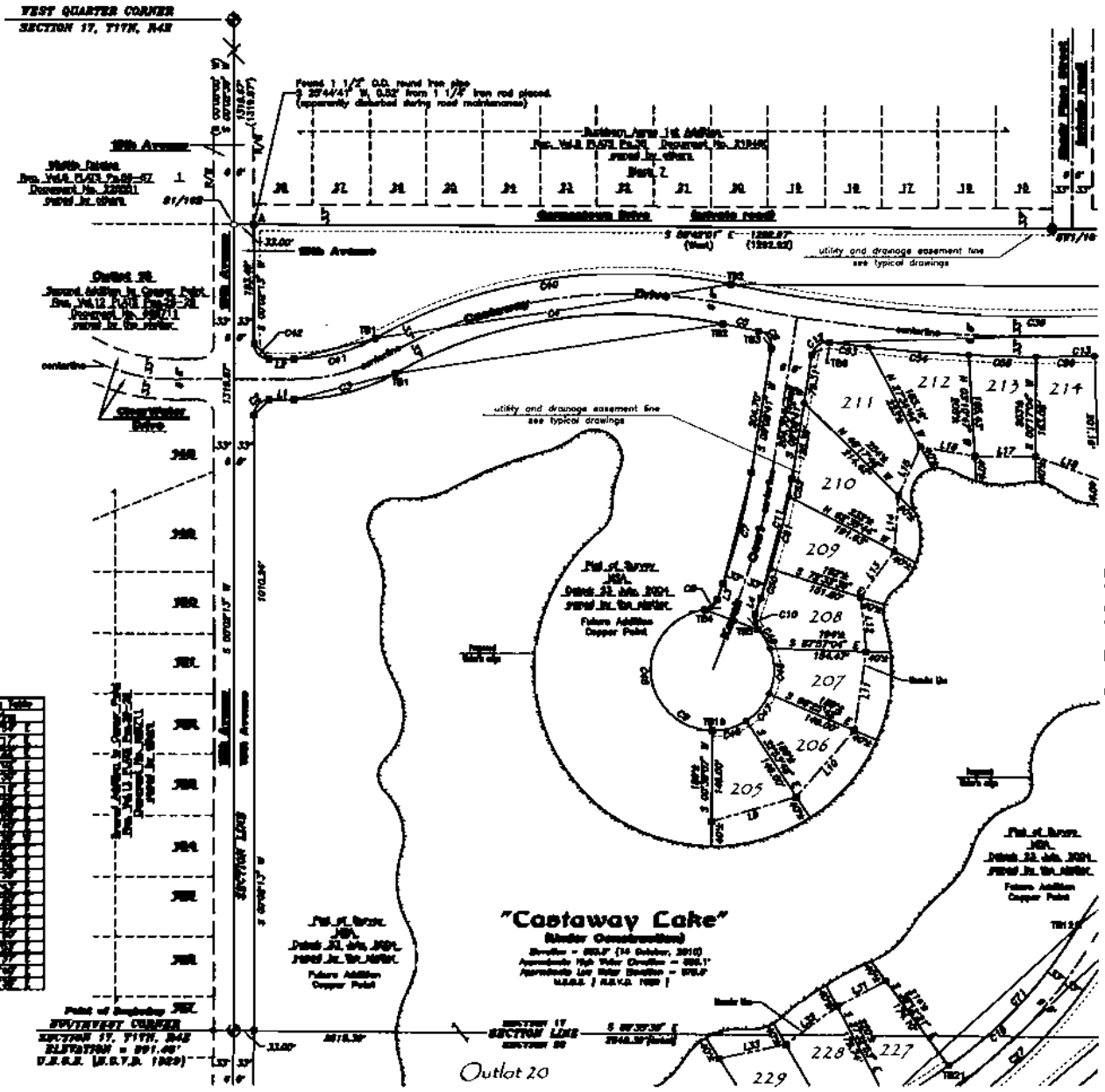
GRAPHIC SCALE
1 INCH = 100 FEET

The North Side of the Northwest Quarter of Section 20, T17N, R4E was measured in a bearing of S 89.20° E and to the South of bearings on this plat.

LEGEND:

- - Iron nail iron monument, found
- - 1 1/2" O.D. round iron pipe, found
- - 3/4" round iron rod, found
- △ - 3/4" O.D. round iron pipe, found
- - 3/4" x 1/8" round iron rod, placed weighing 1.20 lbs. per foot ft.
- - 1 1/4" x 1/8" round iron rod, placed weighing 4.17 lbs. per foot ft.
- () - Recorded as 1/4th acre / Ownership ft.
- - Wetlands

Note: See typical lot drainage easements, utility easements and building setback drawings and notes for more information.



Lot No.	Area (Ac.)	Owner
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		

SIXTH ADDITION TO
copper point

No. A-7 116/08	PROJ. NO. 0324773	DATE 08/10/08
DRAWN BY Robert	DATE October 2010	
CHECKED BY Michael	DATE 7 = 10/10	

SIXTH ADDITION TO COPPER POINT

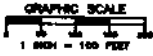
A Planned Unit Development

Located in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germontown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.11, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Conceded _____, 20____

Department of Administration

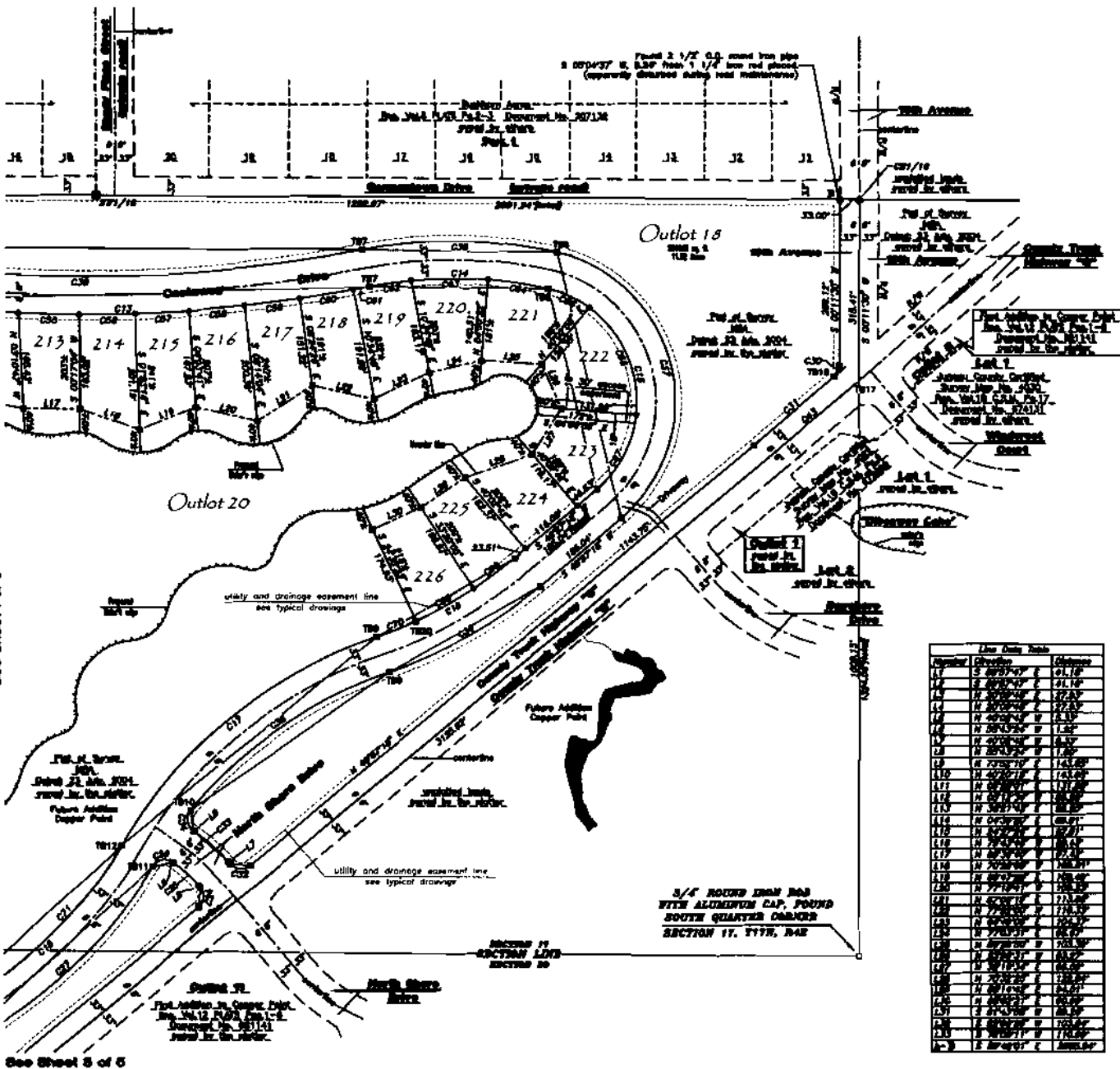


The North line of the Northwest Quarter of Section 20, T17N, R4E was surveyed on a bearing of S 89°30'30" E on the basis of bearings on this plat.

LEGEND:

- - Marked cast iron manhole, found
- - 2 1/2" O.D. round iron pipe, found
- - 3/4" round iron rod, found
- △ - 3/4" O.D. round iron pipe, found
- - 3/4" x 18" round iron rod, placed weighing 1.20 lbs. per foot R.
- - 1 1/4" x 18" round iron rod, placed weighing 4.17 lbs. per foot R.
- () - Recorded as
- - Location / Ownership by
- - Wetland

Note: See typical lot drainage easements, utility easements and building setback drawings and refer for more information.



Lot	Area	Owner
213	1.50	W. J. Smith
214	1.50	W. J. Smith
215	1.50	W. J. Smith
216	1.50	W. J. Smith
217	1.50	W. J. Smith
218	1.50	W. J. Smith
219	1.50	W. J. Smith
220	1.50	W. J. Smith
221	1.50	W. J. Smith
222	1.50	W. J. Smith
223	1.50	W. J. Smith
224	1.50	W. J. Smith
225	1.50	W. J. Smith
226	1.50	W. J. Smith

See Sheet 1 of 5

See Sheet 5 of 5

Sixth Addition to
copper point

Sub J-7 190/20
Date of Survey: Oct. 2010
Scale on Plat: 1" = 100'



SIXTH ADDITION TO COPPER POINT

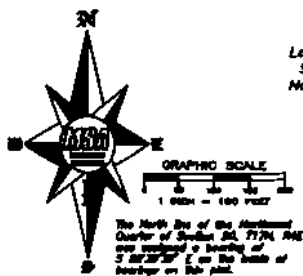
A Planned Unit Development

Located in the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236 (1), 236.15, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, J.N.

Department of Administration



LEGEND:

- ⊕ - Markers and true bearings, found
- ⊙ - 2 1/2" O.S. round iron pipe, found
- - 3/4" round iron rod, found
- △ - 3/4" O.S. round iron pipe, found
- - 3/4" x 18" round iron rod, placed weighing 1.50 lbs. per foot R.
- ⦶ - 1 1/2" x 18" round iron rod, placed weighing 4.17 lbs. per foot R.
- () - Recorded as
- - Markers / Ownership to
- - Wetlands

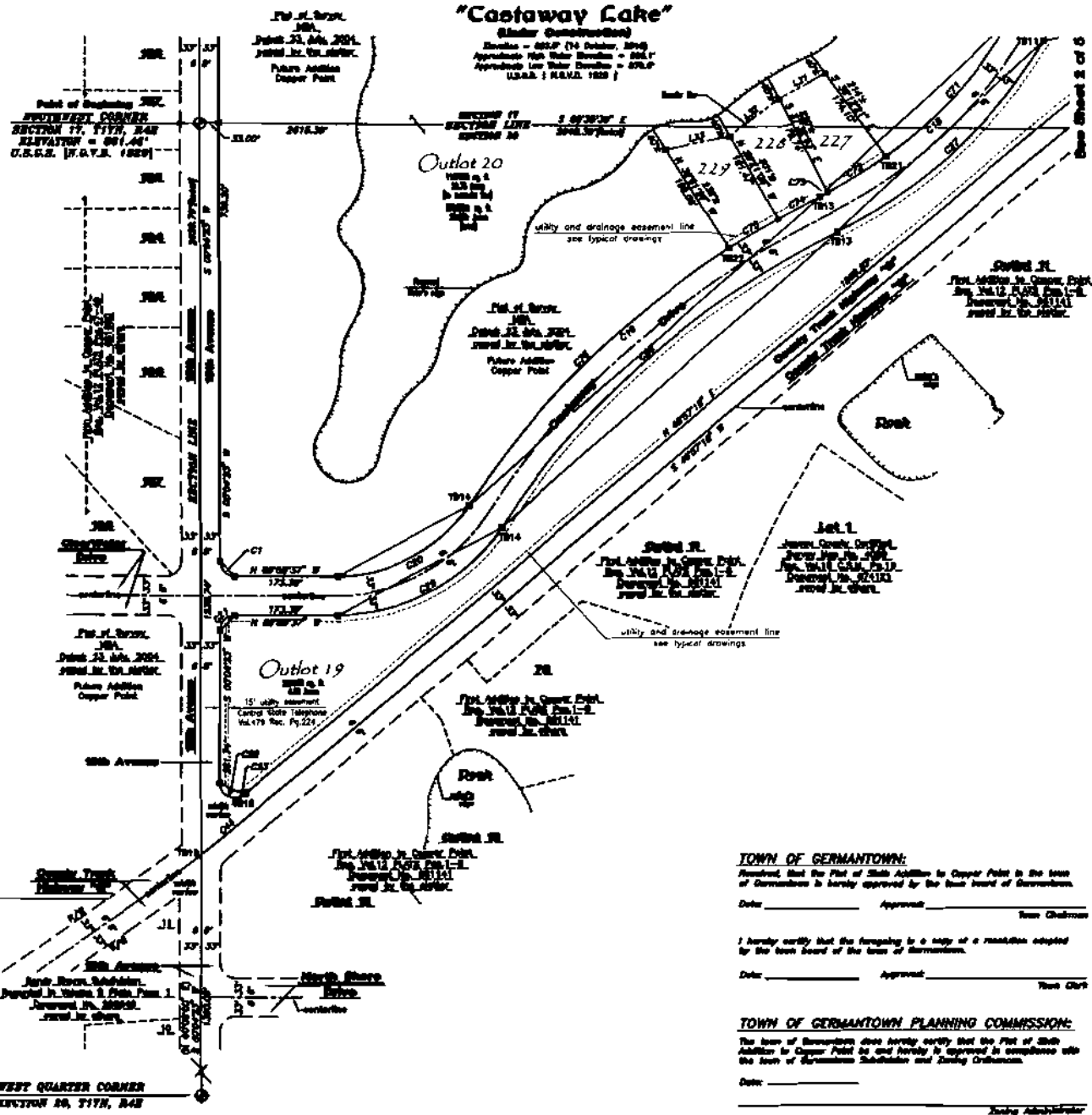
Note: See typical lot drainage easements, utility easements and building setback drawings and notes for more information.

See Sheet 1 of 5

"Castaway Lake"

(Under Construction)

Location - 6827' (N) Center, 1802' Approximate High Water Elevation - 682.7' Approximate Low Water Elevation - 679.6' (U.S.A.; M.S.M.; 1985)



TOWN OF GERMAN TOWN:

Resolved, that the Plat of Sixth Addition to Copper Point in the town of Germantown is hereby approved by the town board of Germantown.

Date: _____ Approved: _____ Tom Chabrous

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the town of Germantown.

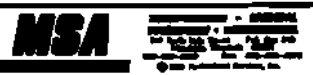
Date: _____ Approved: _____ Tom Clark

TOWN OF GERMAN TOWN PLANNING COMMISSION:

The town of Germantown does hereby certify that the Plat of Sixth Addition to Copper Point is and hereby is approved in compliance with the town of Germantown Subdivision and Zoning Ordinance.

Date: _____

Lucy J. Adkins



SIXTEENTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 684557

RECORDED
February 10, 2011 8:00 AM
CHRISTIE RENDLER
REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00
TOTAL PAGES: 15

Document Number

Title of Document

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
P. O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

2

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 4th day of February, 2011.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246; the Twelfth Amendment dated the 26th day of April, 2010, which was recorded on the 27th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679268; the Thirteenth Amendment dated the 3rd day of August, 2010, which was recorded on the 11th day of August, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 681125; the Fourteenth Amendment dated the 9th day of September, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684410; the Fifteenth Amendment dated the 16th day of December, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684424; The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto as set forth above are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision and the First Addition, Second Addition, Third Addition, Fourth Addition, Fifth Addition and Sixth Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A and B of the Restrictions; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions and to add additional land to the Restrictions; and

WHEREAS, the Declarant desires to submit additional lands to the Restrictions as set forth in this Amendment.


NOW, THEREFORE, the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point are hereby amended as follows:

1. The real estate described on Exhibit A attached hereto and further described on the Final Plat of the Seventh Addition to Copper Point attached hereto as Exhibit B (the "Seventh Addition") is subject to the terms of the Declaration of Restrictions, and Lots 230 through 282 inclusive, and Outlots 21 through 23 inclusive as set forth therein are subject to the Declaration of Restrictions, and all purchasers and their successors of any portion of the Seventh Addition, and each and every conveyance of any portion of the Seventh Addition will be subject to the Declaration of Restrictions.

IN WITNESS WHEREOF, this Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant as of the day and year first written above.

(Declarant)

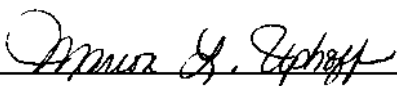
J. Adams Investments, LLC

By: 
BRAD PAULOSKI, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 2-5-2011 by
Brad Pauloski, Member of J. Adams Investments, LLC.



Notary Public, State of Wisconsin
My commission expires: August 10, 2014

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202



EXHIBIT A
LEGAL DESCRIPTION OF SEVENTH ADDITION TO COPPER POINT

Lots 230 through 282 inclusive and Outlots 21 through 23 inclusive of the Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 55-62 as Document Number 684556. Located in the Southwest Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, the Northeast Quarter of the Northeast Quarter of Section 19, the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
FINAL PLAT OF SEVENTH ADDITION TO COPPER POINT
(See attached Plat as the next page)

SEVENTH ADDITION TO COPPER POINT

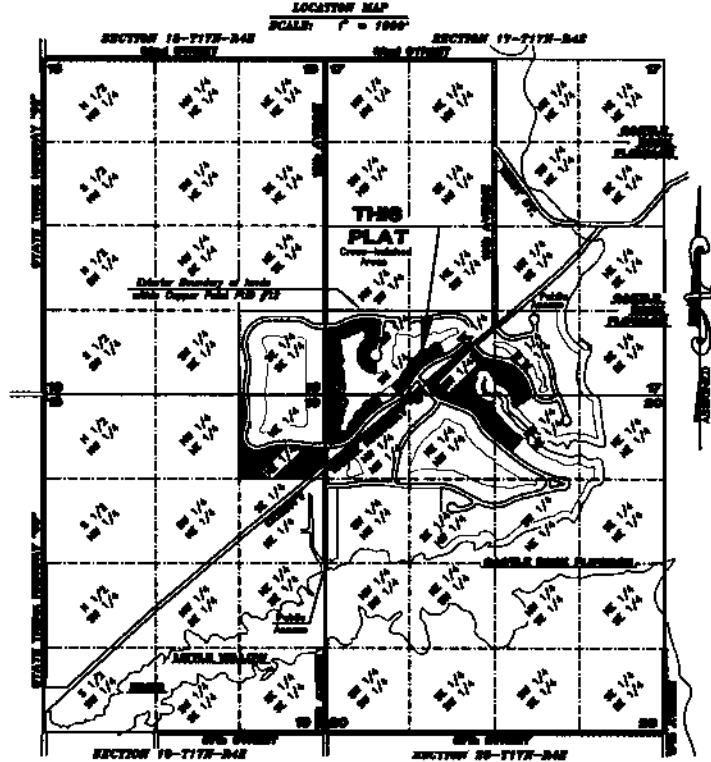
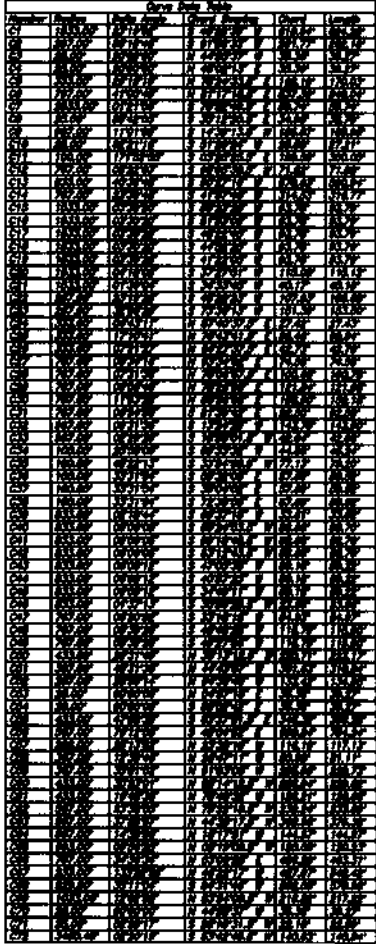
A Planned Unit Development

Part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 17, part of the Northeast Quarter of the Northeast Quarter of Section 18, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified

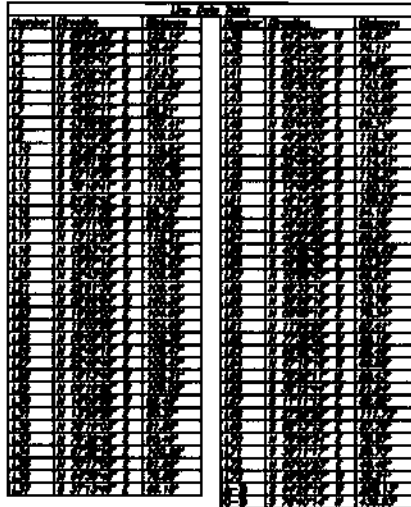
Department of Administration



The North line of the Northwest Quarter of Section 20, T17N, R4E was established a portion of 'THE FLAT' on the basis of Section 20, this plat.

Lot Area Table			
Number	Area to Remainder Line	Total Area	Area to Remainder Line
Lot 1	1.0000	1.0000	1.0000
Lot 2	1.0000	1.0000	1.0000
Lot 3	1.0000	1.0000	1.0000
Lot 4	1.0000	1.0000	1.0000
Lot 5	1.0000	1.0000	1.0000
Lot 6	1.0000	1.0000	1.0000
Lot 7	1.0000	1.0000	1.0000
Lot 8	1.0000	1.0000	1.0000
Lot 9	1.0000	1.0000	1.0000
Lot 10	1.0000	1.0000	1.0000
Lot 11	1.0000	1.0000	1.0000
Lot 12	1.0000	1.0000	1.0000
Lot 13	1.0000	1.0000	1.0000
Lot 14	1.0000	1.0000	1.0000
Lot 15	1.0000	1.0000	1.0000
Lot 16	1.0000	1.0000	1.0000
Lot 17	1.0000	1.0000	1.0000
Lot 18	1.0000	1.0000	1.0000
Lot 19	1.0000	1.0000	1.0000
Lot 20	1.0000	1.0000	1.0000
Lot 21	1.0000	1.0000	1.0000
Lot 22	1.0000	1.0000	1.0000
Lot 23	1.0000	1.0000	1.0000
Lot 24	1.0000	1.0000	1.0000
Lot 25	1.0000	1.0000	1.0000
Lot 26	1.0000	1.0000	1.0000
Lot 27	1.0000	1.0000	1.0000
Lot 28	1.0000	1.0000	1.0000
Lot 29	1.0000	1.0000	1.0000
Lot 30	1.0000	1.0000	1.0000
Lot 31	1.0000	1.0000	1.0000
Lot 32	1.0000	1.0000	1.0000
Lot 33	1.0000	1.0000	1.0000
Lot 34	1.0000	1.0000	1.0000
Lot 35	1.0000	1.0000	1.0000
Lot 36	1.0000	1.0000	1.0000
Lot 37	1.0000	1.0000	1.0000
Lot 38	1.0000	1.0000	1.0000
Lot 39	1.0000	1.0000	1.0000
Lot 40	1.0000	1.0000	1.0000
Lot 41	1.0000	1.0000	1.0000
Lot 42	1.0000	1.0000	1.0000
Lot 43	1.0000	1.0000	1.0000
Lot 44	1.0000	1.0000	1.0000
Lot 45	1.0000	1.0000	1.0000
Lot 46	1.0000	1.0000	1.0000
Lot 47	1.0000	1.0000	1.0000
Lot 48	1.0000	1.0000	1.0000
Lot 49	1.0000	1.0000	1.0000
Lot 50	1.0000	1.0000	1.0000
Lot 51	1.0000	1.0000	1.0000
Lot 52	1.0000	1.0000	1.0000
Lot 53	1.0000	1.0000	1.0000
Lot 54	1.0000	1.0000	1.0000
Lot 55	1.0000	1.0000	1.0000
Lot 56	1.0000	1.0000	1.0000
Lot 57	1.0000	1.0000	1.0000
Lot 58	1.0000	1.0000	1.0000
Lot 59	1.0000	1.0000	1.0000
Lot 60	1.0000	1.0000	1.0000
Lot 61	1.0000	1.0000	1.0000
Lot 62	1.0000	1.0000	1.0000
Lot 63	1.0000	1.0000	1.0000
Lot 64	1.0000	1.0000	1.0000
Lot 65	1.0000	1.0000	1.0000
Lot 66	1.0000	1.0000	1.0000
Lot 67	1.0000	1.0000	1.0000
Lot 68	1.0000	1.0000	1.0000
Lot 69	1.0000	1.0000	1.0000
Lot 70	1.0000	1.0000	1.0000
Lot 71	1.0000	1.0000	1.0000
Lot 72	1.0000	1.0000	1.0000
Lot 73	1.0000	1.0000	1.0000
Lot 74	1.0000	1.0000	1.0000
Lot 75	1.0000	1.0000	1.0000
Lot 76	1.0000	1.0000	1.0000
Lot 77	1.0000	1.0000	1.0000
Lot 78	1.0000	1.0000	1.0000
Lot 79	1.0000	1.0000	1.0000
Lot 80	1.0000	1.0000	1.0000
Lot 81	1.0000	1.0000	1.0000
Lot 82	1.0000	1.0000	1.0000
Lot 83	1.0000	1.0000	1.0000
Lot 84	1.0000	1.0000	1.0000
Lot 85	1.0000	1.0000	1.0000
Lot 86	1.0000	1.0000	1.0000
Lot 87	1.0000	1.0000	1.0000
Lot 88	1.0000	1.0000	1.0000
Lot 89	1.0000	1.0000	1.0000
Lot 90	1.0000	1.0000	1.0000
Lot 91	1.0000	1.0000	1.0000
Lot 92	1.0000	1.0000	1.0000
Lot 93	1.0000	1.0000	1.0000
Lot 94	1.0000	1.0000	1.0000
Lot 95	1.0000	1.0000	1.0000
Lot 96	1.0000	1.0000	1.0000
Lot 97	1.0000	1.0000	1.0000
Lot 98	1.0000	1.0000	1.0000
Lot 99	1.0000	1.0000	1.0000
Lot 100	1.0000	1.0000	1.0000

Lot Number	Area
Lot 1	1.0000
Lot 2	1.0000
Lot 3	1.0000
Lot 4	1.0000
Lot 5	1.0000
Lot 6	1.0000
Lot 7	1.0000
Lot 8	1.0000
Lot 9	1.0000
Lot 10	1.0000
Lot 11	1.0000
Lot 12	1.0000
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Lot 86	1.0000
Lot 87	1.0000
Lot 88	1.0000
Lot 89	1.0000
Lot 90	1.0000
Lot 91	1.0000
Lot 92	1.0000
Lot 93	1.0000
Lot 94	1.0000
Lot 95	1.0000
Lot 96	1.0000
Lot 97	1.0000
Lot 98	1.0000
Lot 99	1.0000
Lot 100	1.0000



SEVENTH ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 17, part of the Northeast Quarter of the Northeast Quarter of Section 18, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no deposits to this plan with respect to Revs. 236.15, 236.16, 236.20 and 236.21(1) and (7), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Credited _____ 20____

Department of Administration



GRAPHIC SCALE
1 INCH = 100 FEET

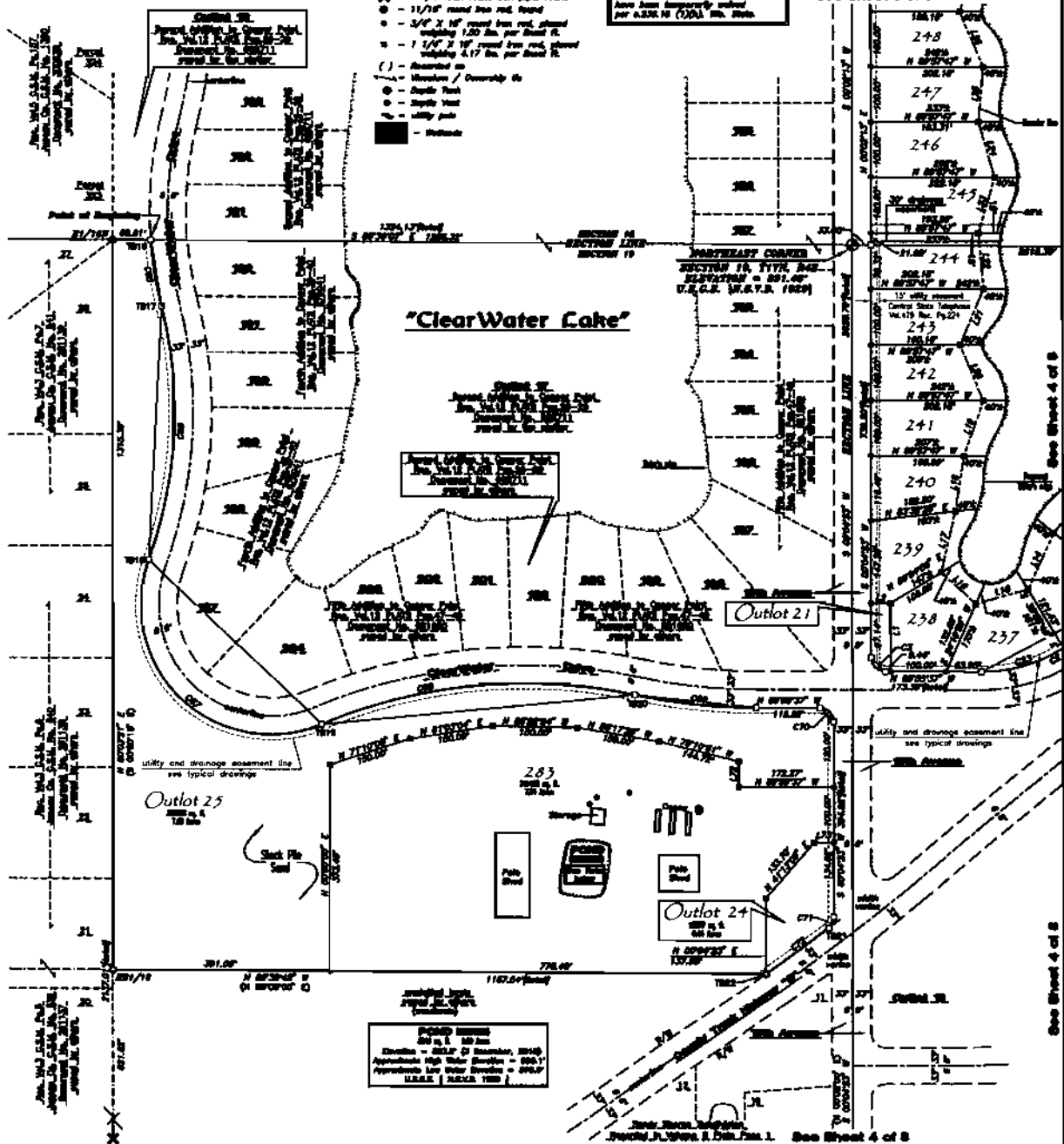
The North line of the Northeast Quarter of Section 20, T17N, R4E, S20W is a boundary of the SEVENTH ADDITION TO COPPER POINT as shown on this plan.

LEGEND:

- ⊕ - Horizontal iron nail placement, found
- ⊕ - 3/4" round iron nail with aluminum cap, found
- - 1 1/4" round iron nail, found
- ⊕ - 3/4" round iron nail, found
- ⊕ - 1 1/4" O.D. round iron pipe, found
- ⊕ - 1 1/4" round iron nail, found
- ⊕ - 3/4" x 18" round iron nail, found
- ⊕ - 1 1/4" x 18" round iron nail, found
- ⊕ - 1 1/4" x 18" round iron nail, found
- () - Recorded as Easement / Ownership to
- - Supply Tank
- - Supply Tank
- ⊕ - Utility pole
- - Wetland

Note: See typical lot drainage assessments, utility assessments and building setback drawings and refer to plans thereto.

Note: The placement of the interior measurements of this subdivision have been temporarily reduced per s. 236.16 (2)(b), Wis. Stat.



<p>SEVENTH ADDITION TO COPPER POINT</p>	<p>Plan No. A-P 110/20</p>	<p>Revised on 03/24/23</p>	<p>Scale</p>	<p>DATE</p>	<p>BY</p>	<p>FOR</p>
	<p>Drawn by: [Name]</p>	<p>Scale: 1" = 100'</p>	<p>Date: December 2010</p>	<p>DATE</p>	<p>BY</p>	<p>FOR</p>
	<p>Checked by: [Name]</p>	<p>Date: 1" = 100'</p>	<p>Date: [Date]</p>	<p>DATE</p>	<p>BY</p>	<p>FOR</p>

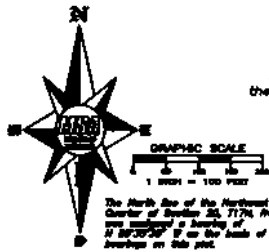
NSA

NSA ENGINEERING & SURVEYING
1000 N. GARDNER ST., SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1100 FAX: 414.224.1101
WWW.NSAENGINEERING.COM

SEVENTH ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 17, part of the Northeast Quarter of the Northeast Quarter of Section 18, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.



There are no objections to this plan with respect to lots 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Created: _____ 20____

Department of Administration

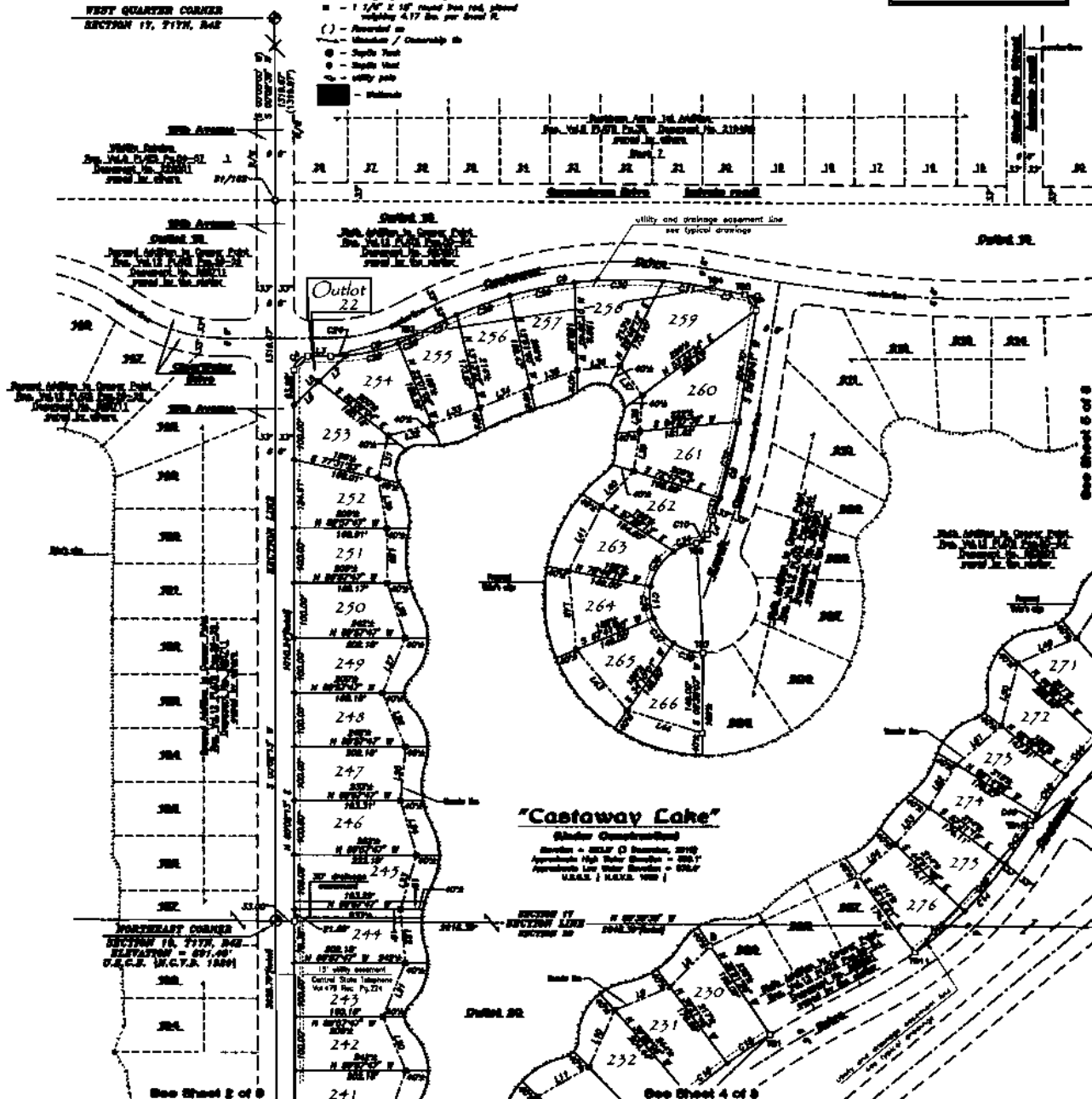
Note: See typical lot drainage easements, utility easements and building setback drawings and notes for more information.

Note: The placement of the interior easements of this subdivision have been temporarily altered per s. 236.15 (2)(b), Wis. Stats.

LEGEND:

- ⊕ - Harbor and tree monument, found
- ⊕ - 3/4" round iron rod with aluminum cap, found
- - 1 1/2" round iron rod, found
- - 1/4" round iron rod, found
- ⊗ - 1 1/2" O.D. round iron pipe, found
- ⊗ - 1 1/4" round iron rod, found
- ⊗ - 3/4" x 1/2" round iron rod, spaced weighing 1.20 lbs. per foot R.
- ⊗ - 1 1/4" x 1/2" round iron rod, spaced weighing 4.17 lbs. per foot R.
- () - Buried or
- Monument / Ownership by
- - South West
- - North West
- - utility pole
- - Wellhead

WEST QUARTER CORNER SECTION 17, T17N, R4E



NORTHEAST CORNER SECTION 18, T17N, R4E
ELEVATION = 891.00
S.A.C.S. 18(C.V.P. 1889)

"Castaway Lake"
Shaded Contourline
Average High Water Elevation = 891.00
Average Low Water Elevation = 887.00
SEAS / SAND WET /

SEVENTH ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 17, part of the Northeast Quarter of the Northeast Quarter of Section 19, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

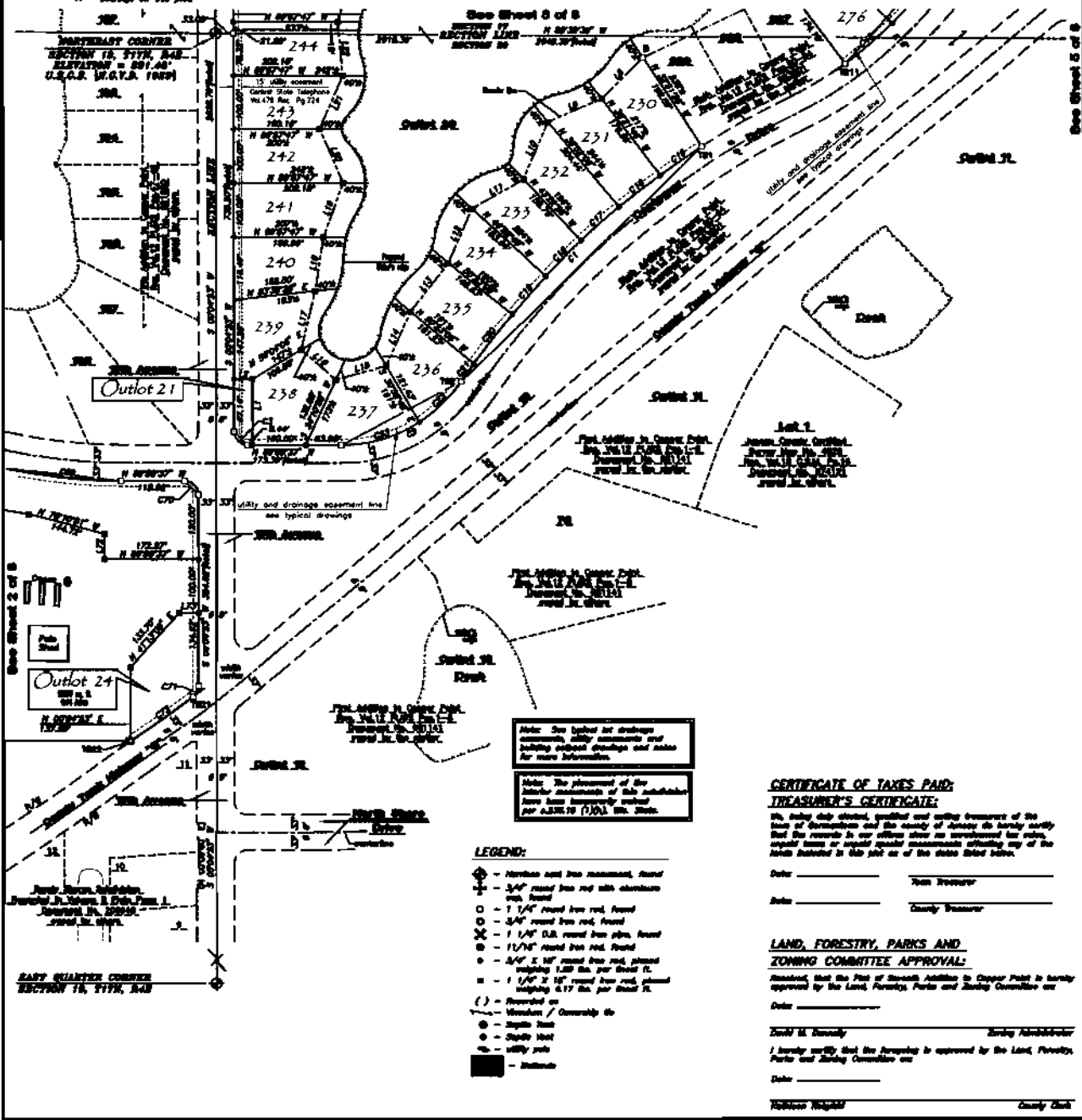


The North line of the Northwest Quarter of Section 20, 77th R&B was contained a bearing of N 89°00'00" E on the basis of bearings on the plat.

There are no objections to this plat with respect to Sect. 236.15, 236.16, 236.20 and 236.21(1) and (2) Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified _____ 20____

Department of Administration



Note: See plat for drainage utility easements and building setback easements and notes for more information.

Note: The placement of the utility easements of this subdivision have been previously noted per s. 236.15 (1)(b) Wis. Stat.

- LEGEND:**
- ⊕ - Intersection and true monument, found
 - ⊕ - 3/4" round iron rod with aluminum cap, found
 - - 1 1/4" round iron rod, found
 - - 3/4" round iron rod, found
 - ⊗ - 1 1/4" O.D. round iron pipe, found
 - ⊗ - 1 1/4" round iron rod, found
 - ⊗ - 3/4" x 12" round iron rod, placed weighing 1.20 lbs. per foot ft.
 - ⊗ - 1 1/4" x 12" round iron rod, placed weighing 6.17 lbs. per foot ft.
 - () - Recorded as
 - - Boundary of Ownership etc.
 - ⊙ - Right foot
 - ⊙ - Right foot
 - ⊙ - Utility pole
 - - Unknown

CERTIFICATE OF TAXES PAID:
TREASURER'S CERTIFICATE:

We, the undersigned, certified and acting Treasurers of the Town of Germantown and the County of Juneau do hereby certify that the records in our office show no successful tax sales, unpaid taxes or unpaid special assessments affecting any of the lands included in this plat or of the date filed herein.

Date: _____ Town Treasurer

Date: _____ County Treasurer

LAND, FORESTRY, PARKS AND ZONING COMMITTEE APPROVAL:

Resolved, that the Plat of Seventh Addition to Copper Point is hereby approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____

_____ Acting Administrator

I hereby certify that the foregoing is approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____

_____ County Clerk

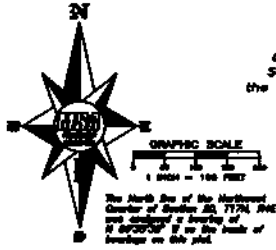
Seventh Addition to		No. A-F 176/06	Plat No. 024773	Ac. 100	Map	17
Copper Point		made on: 1/10/06	with December 2016			
		made in: Suburban	area: C - 100'			



SEVENTH ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 17, part of the Northeast Quarter of the Northeast Quarter of Section 18, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.



The North Box of the Northwest Quarter of Section 20, T17N, R4E and contains a survey of 1/4 SECTION 20 on the basis of bearings on this plat.

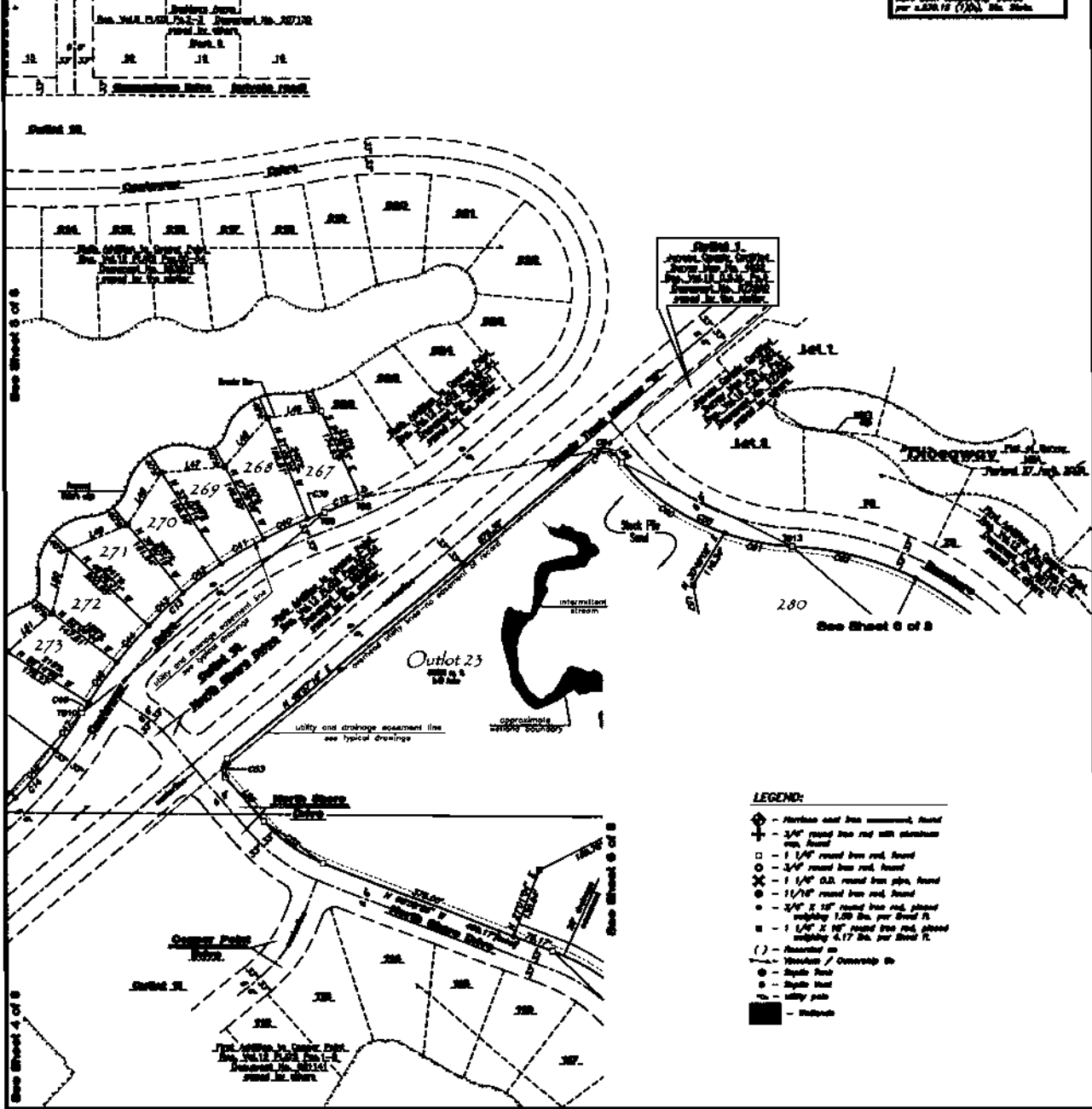
There are no objections to this plat with regard to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Created _____, 20____

Department of Administration

Note: See typical lot drainage, easements, utility easements and building setback drawings and notes for more information.

Note: The placement of the lotter monuments of the subdivisions have been temporarily placed per s. 236.12 (1)(b), Wis. Stat.



- LEGEND:**
- ◆ - Markers and iron monument, found
 - ⊕ - 3/4" round iron rod with aluminum cap, found
 - - 1 1/4" round iron rod, found
 - - 3/4" round iron rod, found
 - ⊗ - 1 1/4" O.D. round iron pipe, found
 - ⊙ - 1 1/4" round iron rod, found
 - ⊕ - 3/4" x 12" round iron rod, placed weighing 1.20 lbs. per foot
 - ⊕ - 1 1/4" x 12" round iron rod, placed weighing 4.17 lbs. per foot
 - () - Located in Township of Germantown
 - - Right-of-Way
 - - Right-of-Way
 - - Utility pole
 - - Easement

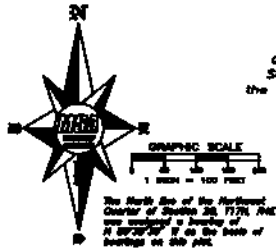
Seventh Addition to		Sub. No. 1-7 116/09	Order No. 6204773	Map No.	Scale	Sheet
Copper Point		Map No. 10000	Map December 2010			
		Scale 1" = 100'				



SEVENTH ADDITION TO COPPER POINT

A Planned Unit Development

Part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 17, part of the Northeast Quarter of the Northeast Quarter of Section 18, part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.



The North Side of the Northeast Quarter of Section 20, T17N, R4E was included in Section 17 of the 1836 Act and the South Side of the Northeast Quarter of Section 20, T17N, R4E was included in Section 18 of the 1836 Act.

There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

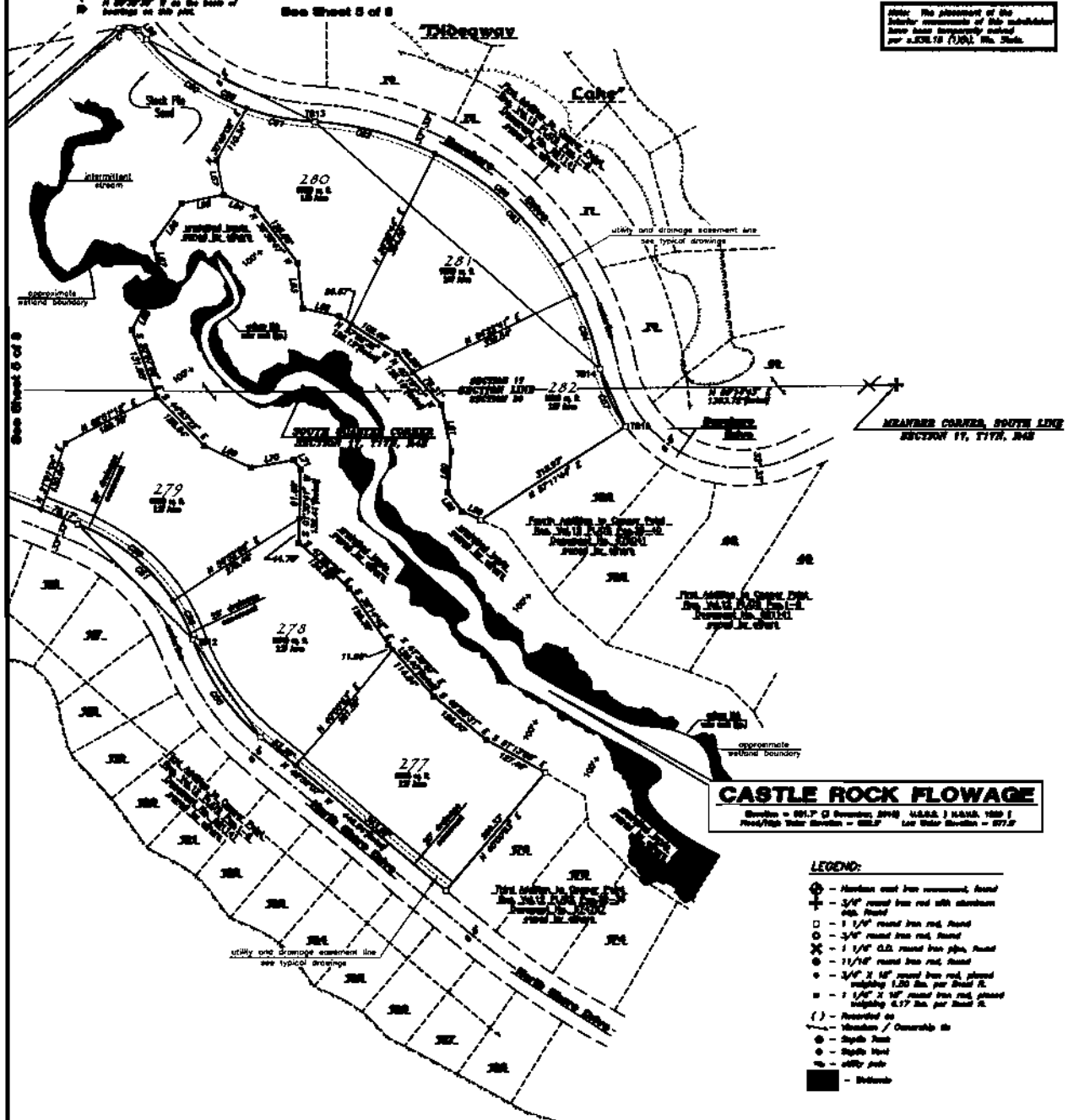
Certified _____, 20____

Department of Administration



Note: See typical lot drainage easements, utility easements and utility easement lines and refer to same drawings.

Note: The placement of the lotter numbers of this subdivision have been temporarily waived per s. 236.18 (1)(a), Wis. Stat.



CASTLE ROCK FLOWAGE
 Elevation = 601.7' @ Downcut, 2010 USGS 1:25,000
 Flood/High Water Elevation = 622.7' Low Water Elevation = 577.7'

- LEGEND:**
- ⊕ - Hardwood cut tree measurement, found
 - ⊕ - 3/4" round iron rod with aluminum cap, found
 - - 1 1/4" round iron rod, found
 - - 3/4" round iron rod, found
 - ⊗ - 1 1/8" O.D. round iron pipe, found
 - ⊙ - 1 1/8" round iron rod, found
 - ⊕ - 3/4" x 18" round iron rod, placed weighing 1.20 lbs. per foot R.
 - ⊕ - 1 1/8" x 18" round iron rod, placed weighing 2.17 lbs. per foot R.
 - () - Recorded to Township / Ownership by
 - ⊙ - Septic Tank
 - ⊙ - Septic Vault
 - ⊕ - Utility pole
 - - Wetland

	Seventh Addition to COPPER POINT	Date: A-F 11/08 Drawn by: Revener Date: 10/20/2010 Scale: 1" = 100'	Project No: 0034073 Date: 10/20/2010 Scale: 1" = 100'	SHEET NO. _____ OF _____	
	MSA		MSA		MSA
	MSA		MSA		MSA

55

SEVENTEENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE FIRST
ADDITION TO COPPER POINT

DOCUMENT # 687435

RECORDED
September 07, 2011 1:30 PM
CHRISTIE BENOER
REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$36.00
TOTAL PAGES: 15

INDEXING
COMPLETED

Document Number

Title of Document

Record this document with the Register of Deeds

Name and Return Address:

MSA Professional Services, Inc
P. O. Box 349
Friendship, WI. 53934

(Parcel Identification Number)

59

**SEVENTEENTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Seventeenth Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 7th day of September, 2011.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

5

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246; the Twelfth Amendment dated the 26th day of April, 2010, which was recorded on the 27th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679268; the Thirteenth Amendment dated the 3rd day of August, 2010, which was recorded on the 11th day of August, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 681125; the Fourteenth Amendment dated the 9th day of September, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684410; the Fifteenth Amendment dated the 16th day of December, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684424; the Sixteenth Amendment dated the 4th day of February, 2011, which was recorded on the 10th day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No.

684557; The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto as set forth above are hereinafter described as the “Restrictions”; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision, the First Addition, Second Addition, Third Addition, Fourth Addition, Fifth Addition, Sixth Addition and select Lots and Outlots within the Seventh Addition to Copper Point Subdivision located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A and B of the Restrictions; and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

WHEREAS, the Declarant desires to amend the Restrictions to allow redivision or subdivision of previously combined lots, subject additional lots to the Restrictions, reserve easements, amend and update Article III, amend and update Article V of the Restrictions as set forth in this Amendment and as otherwise provided herein; and

WHEREAS, the Declarant has recorded the Plat of the Eighth Addition to Copper Point Subdivision which is a replat of Lots 277, 278, 279, 280, 281 and 282 of the Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 55-62 as Document No. 684556 and Lot 1 of Juneau County Certified Survey Map Number 4030 as recorded in Volume 18 of CSM on Page 17 as Document Number 674131. The Eighth Addition to Copper Point creates Lots 284 through 307 inclusive as shown on Exhibit B attached hereto; and

WHEREAS, the Declarant has developed Sunfish Lake as shown on Exhibit B hereto, and desires to amend the Restrictions to restrict the use of Sunfish Lake and provide for additional covenants and restrictions relating to Lots 302 through 307 inclusive of the Eighth Addition to Copper Point (the “Sunfish Lake Lot Owners”).

59

NOW, THEREFORE, the Restrictions are hereby amended as follows:

1. The restriction prohibiting the re-division or subdividing of Lot 1 of Juneau County Certified Survey Map Number 4030 as recorded in Volume 18 of CSM on Page 17 as Document Number 674131 is hereby deleted.
2. Lots 284 through 307 inclusive of the Eighth Addition to Copper Point as recorded in Volume 12 of Plats on Page 63-66 as Document Number 687072 and shown on Exhibit B attached hereto are hereby subject to the Restrictions. As shown on the Plat of the Eighth Addition to Copper Point, all utility and drainage easements that were located along the lot lines of Lots 61, 62 and 63 of the First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document No. 661141, are hereby terminated and released. Each Lot Owner in the Eighth Addition shall be responsible for any and all costs and expenses associated with relocating utility services, utility pedestals, or easements therefore to alternate locations within their Lot.
3. Sunfish Lake as shown on the Plat of the Eighth Addition to Copper Point, attached as Exhibit B hereto is established for the sole benefit of and exclusive use of Sunfish Lake Lot Owners. No other Lot Owners in Copper Point or any Addition to Copper Point Subdivision shall have access or the right to use Sunfish Lake other than the Sunfish Lake Lot Owners. Notwithstanding any provision to the contrary contained in the Restrictions, in addition to any general and special assessments, the Sunfish Lake Lot Owners shall be solely responsible for all expenses associated with maintaining, improving, policing and preserving Sunfish Lake, and shall pay any assessments levied by the Owner's Association therefore. All general covenants and restrictions contained in the Restrictions that obligate the owners of Lots abutting lakes and ponds within the Subdivision, including without limitation, the general maintenance, day-to-day sand maintenance, and lake and pond liability restrictions shall apply to the Sunfish Lake Lot Owners. In the event any Lot Owner fails to perform his or her required maintenance and other obligations as set forth in the Restrictions, within thirty days after receipt of written demand from the Owner's Association, the Owner's Association shall have the right to perform the repair, replacement and/or maintenance, and, in such event, the Association shall be entitled to assess the costs thereof to the Lot Owner, which cost shall become a lien against the Lot Owner's Lot until paid. The Declarant and Owner's Association hereby reserve a permanent right-of-way and easement (in areas intended to cause the least disruption as possible to the Lots) over and across the Lots abutting the lakes and ponds for the purpose of maintaining the lakes

and ponds as described in the Restrictions. The maintenance of the lakes and ponds is at the discretion of the Declarant during the period of Declarant control of the Association.

4. The Declarant, J. Adams Investments, LLC, as owner hereby reserves unto themselves the South 60 feet of the West 25 feet of Lot 238 of the Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 55-62 as Document Number 684556 as an easement for the construction and maintenance of an entrance monument/sign.

5. **Article III – Amendment to Minimum Square Footage of Residential Dwelling.** All previously stated references to Minimum Square Footage of Residential Dwellings and minimum basement exposure are deleted in their entirety and replaced with the following:

“Dwellings must have the following: (i) a minimum footprint of living area, above grade, as set forth below, and a maximum of 2500 square feet of living area. The maximum area does not apply to the Lots that abut the 100 foot strip (Castle Rock waterfront lot); and (ii) a minimum eight foot exposed basement except as set forth below, all of which shall be faced in stone, cultured stone, brick, or similar materials subject to the approval of the Architectural Control Committee.”

Town of Germantown Plat of Copper Point – Lots 2-12 = 2500 sq. ft.
First Addition to Copper Point – Lots 13, 16-24, 28-30 and 48-54 = 2500 sq. ft.
CSM 3914 – Lots 1 and 2 = 2500 sq. ft
First Addition to Copper Point – Lots 42-45, 65-73, 78, 84-130 = 1500 sq. ft.
CSM 4022 – Lots 1 and 2 = 1500 sq. ft
CSM 4029 – Lots 1 and 2 = 1500 sq. ft
CSM 4030 – Lot 1 = 1000 sq. ft
CSM 4079 – Lot 1 = 1500 sq. ft
Second Addition to Copper Point – Lots 131-158 = 1000 sq. ft.
Third Addition to Copper Point – Lots 159-162 = 2000 sq. ft.
Third Addition to Copper Point – Lots 163-168 and 177-184 = 2500 sq. ft.
Third Addition to Copper Point – Lots 169-176 = 1500 sq. ft.
Fourth Addition to Copper Point – Lots 185-186 = 1500 sq. ft.
Fourth Addition to Copper Point – Lots 187-192 = 1000 sq. ft.
Fifth Addition to Copper Point – Lots 193-204 = 1000 sq. ft.
Sixth Addition to Copper Point – Lots 205-229 = 1000 sq. ft.
Seventh Addition to Copper Point – Lots 230-276 = 1000 sq. ft.
Eighth Addition to Copper Point – Lots 284-301 = 1200 sq. ft.
Eighth Addition to Copper Point – Lots 302-307 = 1000 sq. ft.

First Addition to Copper Point – Lots 65-73, 84-130 = minimum nine foot exposed basement
CSM 4022 – Lots 1 and 2 = minimum nine foot exposed basement


6. Article V – Amendment to Building Location. All of Article V Building Location on page 8 of the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point recorded as Document Number 661253 is deleted in its entirety and replaced with the following:

“All buildings shall be located on their respective lots in accordance with the applicable state, county or township regulations, ordinances or laws which shall supersede any provisions contained herein. In addition, no building or other structure permitted under the terms of this agreement shall be located closer than the setbacks as contained in the recorded plats of Copper Point and any Addition thereto.”

IN WITNESS WHEREOF, this Seventeenth Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant as of the day and year first written above.

(Declarant)

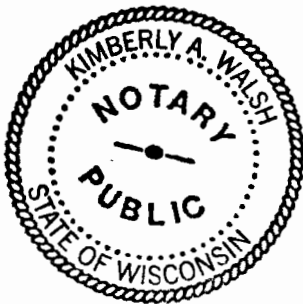
J. Adams Investments, LLC,

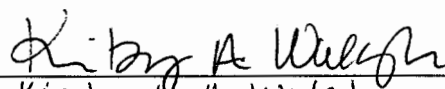
By: 
Brad Pauloski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN
COUNTY OF JUNEAU

This instrument was acknowledged before me on 09.07.2011 by Brad Pauloski, Member of J. Adams Investments, LLC.




Kimberly A. Walsh
Notary Public, State of Wisconsin
My commission expires: 3.16.2014

62

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of the Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

Outlot 1 of Juneau County Certified Survey Map Number 4070. Filed on the 18th day of December, 2009 in Volume 18 of CSM at Page 57 as Document Number 677252, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4079. Filed on the 4th day of February, 2010 in Volume 18 of CSM at Page 66 as Document Number 677925, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 185 through Lot 192 inclusive of the Fourth Addition to Copper Point. Filed on the 14th day of April, 2010 in Volume 12 of Plats at Pages 38-40 as Document Number 679041, located in the Town of Germantown, Juneau County, Wisconsin.

64

Lot 193 through Lot 204 inclusive of the Fifth Addition to Copper Point. Filed on the 9th day of September, 2010 in Volume 12 of Plats at Pages 47-49 as Document Number 681680, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 205 through Lot 229 inclusive and Outlot 18, Outlot 19 and Outlot 20 of the Sixth Addition to Copper Point. Filed on the 16th day of December, 2010 in Volume 12 of Plats at Pages 50-54 as Document Number 683601, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 230 through Lot 282 inclusive and Outlot 21 through Outlot 23 inclusive of the Seventh Addition to Copper Point. Filed on the 10th day of February, 2011 in Volume 12 of Plats at Pages 55-62 as Document Number 684556, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 284 through Lot 307 inclusive of the Eighth Addition to Copper Point. Filed on the 12th day of August, 2011 in Volume 12 of Plats at Page 63-66 as Document Number 687072, located in the Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
FINAL PLAT OF EIGHTH ADDITION TO COPPER POINT
(See attached Plat as the next page)

EXHIBIT B

EIGHTH ADDITION TO COPPER POINT

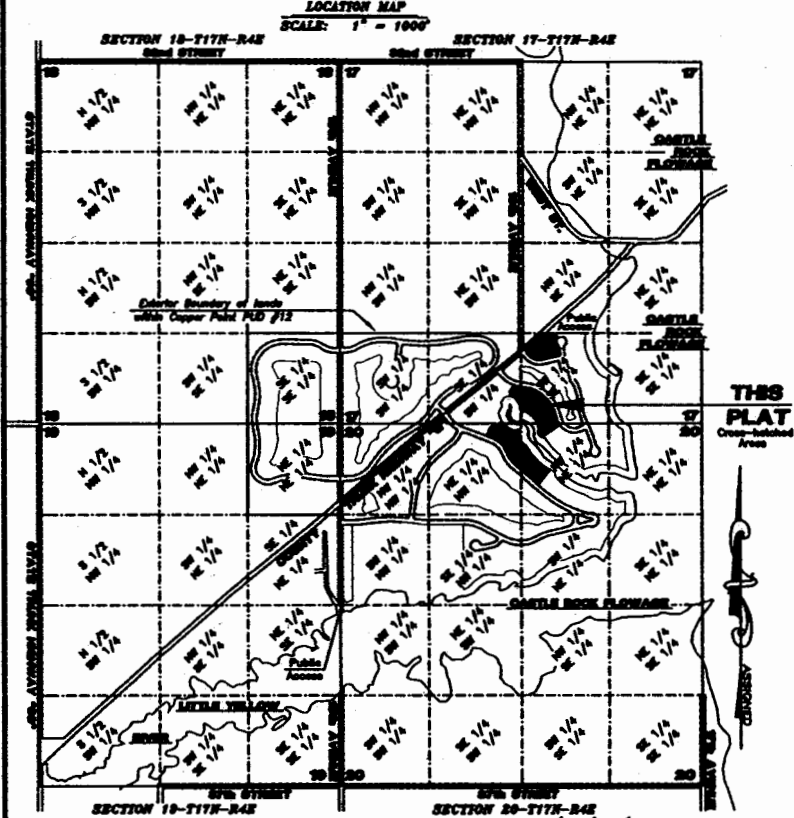
A Planned Unit Development

A Replat of Lots 277, 278, 290, 281 and 282 of Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 53-52 as Document number 684556 and Lot 1 of Juneau County Certified Survey Map number 4030 as recorded in Volume 18 of CSM on Page 17 as Document number 674131. Located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 17 and the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Sects. 234.15, 234.16, 234.20 and 234.21(1) and (2), Wis. Stats. as provided by s. 234.12, Wis. Stats.

Certified _____ 20
_____ 20

Department of Administration



SURVEYOR'S CERTIFICATE:

I, Christopher J. Rauer, Registered Land Surveyor, hereby certify that I have surveyed, plotted and prepared the plat of Eighth Addition to Copper Point. A plat of Lots 277, 278, 279, 281 and 282 of Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 53-52 as Document number 684556 and Lot 1 of Juneau County Certified Survey Map number 4030 as recorded in Volume 18 of CSM on Page 17 as Document number 674131. Located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 17 and the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, bounded and described as follows:

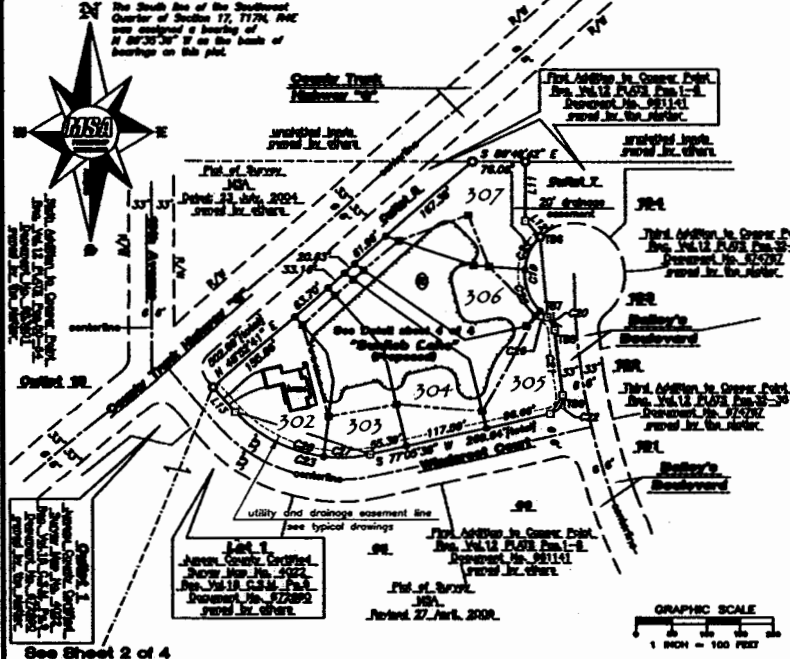
Commencing at the Southwest corner of said Section 17, thence S 88°32'30" E along the South line of the Southwest Quarter of said Section 17 a distance of 2306.00 feet, thence S 02°21'31" W a distance of 68.83 feet to a curve to the left which has a radius of 126.00 feet, a distance of 106.78 feet to the Northerly corner thence S 62°51'12" E along the Northerly line of said Lot 279 a distance of 198.78 feet to the Northerly corner thence thence N 12°30'04" E a distance of 166.24 feet to the Northerly corner of Lot 280 of said Seventh Addition to Copper Point, thence N 10°30'07" W along a Boundary line of said Lot 280 a distance of 65.83 feet to the Westerly corner thence thence N 30°40'00" E along a Boundary line of said Lot 281 a distance of 120.00 feet to the Northerly corner thence S 62°51'12" E a distance of 606.25 feet to the Westerly corner of Lot 1 of Juneau County Certified Survey Map number 4030, thence the following bearings and distances around Lot 1, N 82°52'41" E a distance of 828.22 feet, thence S 82°52'41" E a distance of 76.00 feet, thence S 07°16'16" W a distance of 87.32 feet, thence S 42°11'14" E a distance of 32.37 feet to a non-tangent curve to the left which has a radius of 75.00 feet, a deflection angle of 103°04'07" and a chord that bears S 07°20'17" E a distance of 117.68 feet, thence the arc of said curve a distance of 136.65 feet, a deflection angle of 117.68 feet, and a chord that bears S 30°28'32.8" E a distance of 22.04 feet, thence along the arc of said curve a distance of 22.83 feet to a curve to the left which has a radius of 1033.00 feet, a deflection angle of 02°10'11" and a chord that bears S 67°00'13.2" E a distance of 20.87 feet, thence along the arc of said curve a distance of 69.31 feet to a curve to the right which has a radius of 252.00 feet, a deflection angle of 67°51'27" and a chord that bears S 33°30'44.0" W a distance of 34.37 feet, thence along the arc of said curve a distance of 37.90 feet, thence S 77°03'28" W a distance of 288.64 feet to a curve to the right which has a radius of 252.00 feet, a deflection angle of 81°07'01.0" and a chord that bears N 72°00'01.0" E a distance of 205.37 feet, thence along the arc of said curve a distance of 214.87 feet, thence N 41°00'00" W a distance of 62.70 feet to the Westerly corner of said Lot 1, thence S 22°52'00" W a distance of 608.64 feet to the Northerly corner of said Section 20, thence S 67°11'14" E along the Northerly line of said Lot 186 of Fourth Addition to Copper Point, thence S 07°11'14" W along the Northerly line of said Lot 186 a distance of 318.97 feet to the Westerly corner thence thence N 00°33'12" W a distance of 38.10 feet, thence N 30°40'00" E a distance of 423.53 feet, thence S 67°18'18" E a distance of 75.52 feet, thence N 11°00'00" W a distance of 87.21 feet, thence N 40°15'37" W a distance of 123.10 feet, thence N 87°20'32" W a distance of 128.12 feet, thence N 77°30'32" W a distance of 88.10 feet, thence N 02°28'04" W a distance of 86.40 feet, thence S a distance of 128.88 feet to the Northerly corner of said Lot 200, thence departing said Lots 280, 281 and 282, S 10°30'00" W a distance of 386.32 feet to the Northerly corner of said Lot 166, thence the following bearings and distances along Lots 276, 278 and 277 of said Seventh Addition to Copper Point, S 44°23'22" E a distance of 126.04 feet, thence S 67°11'14" E a distance of 87.20 feet, thence N 10°30'04" E a distance of 78.87 feet, thence S 38°11'17" E a distance of 60.72 feet, thence S 07°11'14" W a distance of 136.61 feet, thence S 47°52'35" E a distance of 128.88 feet, thence S 30°14'02" E a distance of 128.36 feet, thence S 41°30'37" E a distance of 128.00 feet, thence S 02°21'31" E a distance of 125.00 feet, thence S 07°11'14" W a distance of 127.85 feet to the Northerly corner of Lot 176 of said Seventh Addition to Copper Point, thence S 40°05'57" W along the Northerly line of said Lot 176 a distance of 256.33 feet to the Westerly corner thence, thence N 02°28'04" W a distance of 668.00 feet to a curve to the right which has a radius of 432.00 feet, a deflection angle of 29°12'20" and a chord that bears N 37°12'25" W a distance of 220.71 feet, thence along the arc of said curve a distance of 233.17 feet to a curve to the left which has a radius of 367.00 feet, a deflection angle of 02°31'20" and a chord that bears S 37°12'20" W a distance of 301.62 feet, thence along the arc of said curve a distance of 310.84 feet, thence N 02°28'04" W a distance of 76.17 feet, thence N 27°15'14" E a distance of 138.84 feet to the Northerly corner of Lot 278 of said Seventh Addition to Copper Point and the PCOF OF SECTION 20.

I further certify that this plat is a correct representation of all exterior boundaries of the land surveyed and the subdivisions thereof, and that I have made such survey, laid distance and plat by the direction of the corner of said land, that I have fully complied with the provisions of Chapter 230 of the Wisconsin State Statutes and the instructions regulations of the Town of Germantown and the County of Juneau in surveying, plotting and mapping the same.

Dated this _____ day of _____ 2011

Christopher J. Rauer, R.L.S. 9-3441
SURVEYOR: MSA PROFESSIONAL SERVICES, INC.
Christopher J. Rauer
814 North Main Street
P.O. Box 349
Plymouth, WI 53084
(920) 336-3809
Fax: (920) 339-8578

- LEGEND:**
- ⊙ - Horizontal control iron monument, found
 - ⊕ - 3/4" round iron rod with aluminum cap, found
 - - 1 1/4" round iron rod, found
 - - 3/4" round iron rod, found
 - - 3/4" x 18" round iron rod, to be placed weighing 1.20 lbs. per foot E.
 - - 1 1/4" x 18" round iron rod, to be placed weighing 4.17 lbs. per foot E.
 - - Wetland / Overgrowth
 - - Wetland
 - ⊙ - Joseph Addition to Copper Point, Sec. 24.12 PLS, PLS 2-02, Document No. 62892
 - ⊙ - Lot 1, Juneau County Certified Survey Map No. 4030, Sec. 24.12 CSM, PLS 2-02, Document No. 674131



Notes: See typical lot drawings, easements, utility easements and building setback change and notes for more information.

Eighth Addition to		sec.	range	township	county	
copper point		the A-F 110/05	range 0334773	17 N	WISCONSIN	
prepared by	Christopher J. Rauer	date	June, 2011			
examined by	Richard	scale	1" = 100'			

MSA PROFESSIONAL SERVICES, INC.
814 North Main Street
P.O. Box 349
Plymouth, WI 53084
(920) 336-3809
Fax: (920) 339-8578

EXHIBIT B

EIGHTH ADDITION TO COPPER POINT

A Planned Unit Development

A Replat of Lots 277, 278, 279, 280, 281 and 282 of Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 55-62 as Document number 684556 and Lot 1 of Juneau County Certified Survey Map number 4030 as recorded in Volume 18 of CSM on Page 17 as Document number 674131.

Located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 17 and the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by a 236.12, Wis. Stat.

Certified _____, 20____

Department of Administration



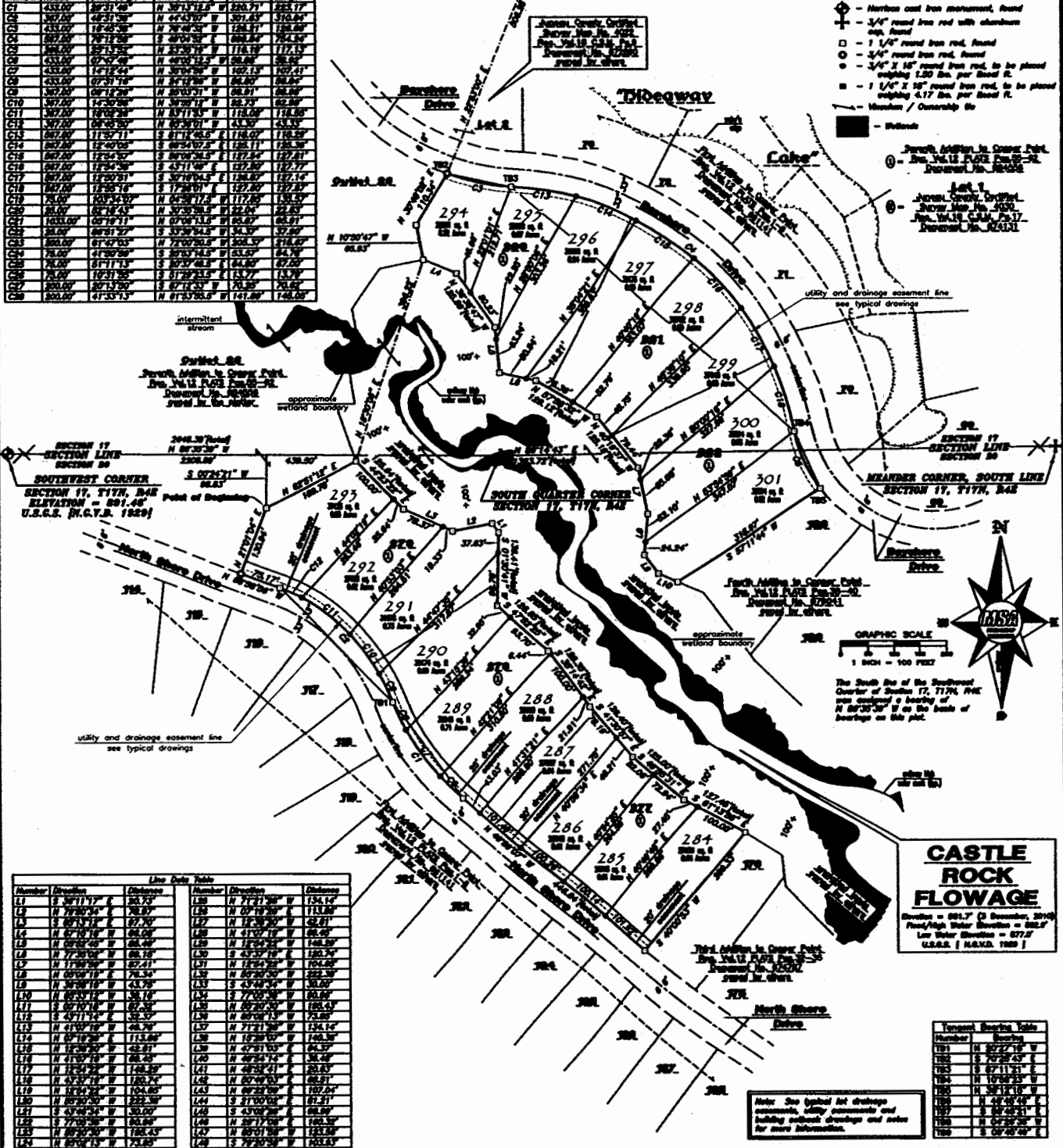
Curve Data Table

Number	Radius	Delta Angle	Chord Bearing	Chord Length
C1	433.00	87°31'40"	N 39°19'18" E	220.71
C2	300.00	48°31'36"	N 44°43'00" W	307.45
C3	433.00	18°42'36"	N 73°40'24" W	128.51
C4	300.00	78°19'28"	S 49°04'36" E	268.84
C5	300.00	25°19'28"	N 23°28'12" W	114.19
C6	433.00	0°47'44"	N 49°04'12" E	268.84
C7	433.00	12°19'24"	N 39°04'36" W	102.13
C8	433.00	0°37'16"	N 34°18'36" E	268.84
C9	300.00	0°17'28"	N 89°03'12" E	58.73
C10	300.00	14°29'28"	S 39°04'36" E	128.51
C11	300.00	10°02'36"	N 87°11'36" W	114.19
C12	300.00	08°39'28"	N 85°28'12" W	43.30
C13	433.00	11°57'11"	S 81°12'48" E	114.07
C14	433.00	12°40'00"	S 89°54'00" E	128.11
C15	433.00	12°54'36"	S 89°39'24" E	127.84
C16	300.00	08°17'28"	S 43°11'48" E	58.73
C17	300.00	17°00'36"	S 39°04'36" E	128.51
C18	300.00	17°06'16"	S 39°04'36" E	127.84
C19	300.00	10°39'28"	N 05°38'12" E	117.26
C20	300.00	08°17'28"	N 30°28'48" E	58.73
C21	300.00	07°19'11"	N 07°04'12" E	58.69
C22	300.00	08°01'27"	S 30°28'48" E	58.73
C23	300.00	41°29'28"	S 73°04'12" E	227.84
C24	300.00	41°29'28"	S 73°04'12" E	227.84
C25	300.00	07°19'11"	S 89°54'00" E	128.11
C26	300.00	07°19'11"	S 89°54'00" E	128.11
C27	300.00	10°31'36"	S 81°12'48" E	113.77
C28	300.00	08°17'28"	S 87°12'36" E	70.29
C29	300.00	47°33'13"	N 81°53'00" E	148.00

See Sheet 1 of 4

LEGEND:

- ⊕ - Maroon cast iron monument, found
- ⊕ - 3/4" round iron rod with aluminum cap, found
- ⊕ - 1 1/4" round iron rod, found
- ⊕ - 3/4" x 18" round iron rod, to be placed weighing 1.50 lbs. per foot R.
- ⊕ - 1 1/4" x 18" round iron rod, to be placed weighing 4.17 lbs. per foot R.
- Mowbray / Ownership by
- - Wetland



Line Data Table

Number	Bearing	Distance	Number	Bearing	Distance
L1	S 30°11'37\"	80.70	L27	N 77°21'36\"	124.14
L2	N 79°20'34\"	78.50	L28	N 09°18'36\"	113.88
L3	S 67°13'12\"	87.70	L29	N 12°36'36\"	68.07
L4	N 87°19'16\"	68.00	L30	N 17°00'36\"	68.00
L5	N 02°02'00\"	88.00	L31	S 43°27'16\"	120.70
L6	N 77°02'00\"	88.10	L32	N 18°24'36\"	104.80
L7	N 11°00'00\"	87.41	L33	N 59°30'36\"	222.30
L8	N 00°00'19\"	78.50	L34	S 43°40'36\"	58.00
L9	N 30°38'19\"	43.70	L35	S 79°00'36\"	81.90
L10	N 80°38'19\"	58.10	L36	S 72°28'36\"	128.43
L11	N 02°02'00\"	88.00	L37	N 89°00'36\"	72.00
L12	S 47°11'32\"	58.70	L38	N 89°00'36\"	72.00
L13	N 01°00'19\"	48.70	L39	N 77°21'36\"	124.14
L14	N 09°18'36\"	113.88	L40	N 12°36'36\"	68.07
L15	N 12°36'36\"	68.07	L41	N 17°00'36\"	68.00
L16	N 17°00'36\"	68.00	L42	N 09°18'36\"	113.88
L17	N 18°24'36\"	104.80	L43	N 59°30'36\"	222.30
L18	N 43°27'16\"	120.70	L44	S 43°40'36\"	58.00
L19	N 18°24'36\"	104.80	L45	S 79°00'36\"	81.90
L20	N 09°18'36\"	113.88	L46	S 72°28'36\"	128.43
L21	S 43°27'16\"	120.70	L47	N 89°00'36\"	72.00
L22	S 18°24'36\"	104.80	L48	N 89°00'36\"	72.00
L23	S 01°00'19\"	48.70	L49	S 01°00'19\"	48.70
L24	N 87°19'16\"	68.00	L50	S 79°20'36\"	103.47

CASTLE ROCK FLOWAGE
 Elevation = 881.7' (2 December, 2010)
 Flood/High Water Elevation = 882.1'
 Low Water Elevation = 877.3'
 U.S.G.S. (NAD83, 1985)

EXHIBIT B

EIGHTH ADDITION TO COPPER POINT

A Planned Unit Development

A Replat of Lots 277, 278, 279, 280, 281 and 282 of Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 55-62 as Document number 684556 and Lot 1 of Juneau County Certified Survey Map number 4030 as recorded in Volume 18 of CSM on Page 17 as Document number 874131.

Located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 17 and the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by a 236.12, Wis. Stat.

Certified _____, 2011



Department of Administration

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

J. Adams Investments, Limited Liability Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation owned the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by Sec. 236.10 or Sec. 236.12 to be submitted to the following for approval or objection:

APPROVING AUTHORITIES:

OBJECTING AUTHORITIES:
The Department of Administration

The county of Juneau
The town of Germantown

In witness whereof, the said J. Adams Investments, LLC, has caused these presents to be signed by its Authorized Representative, this _____ day of _____, 2011.

J. Adams Investments, LLC.
c/o Brad P. Pavolak
P.O. Box 1027
Wisconsin Rapids, WI 54485-1027

Brad P. Pavolak Authorized Representative

NOTES:

Eighth Addition to Copper Point is subject to a recorded easement of easements, easements and restrictions including amendments, recorded as the following documents:

- Dedication - Document No. 66193
- Amendment - Document No. 66503
- Second Amendment - Document No. 66179
- Third Amendment - Document No. 66157
- Fourth Amendment - Document No. 66179
- Fifth Amendment - Document No. 66815
- Sixth Amendment - Document No. 66906
- Seventh Amendment - Document No. 67041
- Eighth Amendment - Document No. 67482
- Ninth Amendment - Document No. 67483
- Tenth Amendment - Document No. 67692
- Eleventh Amendment - Document No. 67826
- Twelfth Amendment - Document No. 67828
- Amendment - Document No. 67834
- Thirteenth Amendment - Document No. 68125
- Fourteenth Amendment - Document No. 68440
- Fifteenth Amendment - Document No. 68424
- Sixteenth Amendment - Document No. 69057

North State Drive has been dedicated to the public. Rippen Drive has been dedicated to the public. Milwaukee Court has been dedicated to the public. Balby's Parkway has been dedicated to the public. Public utility sewer will be provided to these lots and incorporated into this development. The driveway easements on shown herein, are granted to the Town of Germantown.

ZONING:

Copper Point PUD#12 is zoned PUD - Planned Unit Development District 30 - Shattered Overlay District (within 100' of Castle Rock Fluvial)

AREA:

Area of Eighth Addition: 688,008 sq. ft.
to Copper Point: 16,022 Acres (total)

JUNEAU COUNTY REGISTER OF DEEDS:

Register's Office
Juneau County, Wis. JSS
Processed for record this _____ day of _____, 2011,
at _____, and recorded in Volume _____ of Plats,
Page _____

Register of Deeds

CERTIFICATE OF TAXES PAID:

TREASURER'S CERTIFICATE:

We, being duly elected, qualified and acting treasurers of the town of Germantown and the county of Juneau do hereby certify that the records in our office show no uncollected tax sales, unpaid taxes or unpaid special assessments affecting any of the lands included in this plat as of the date stated below.

Date: _____ Town Treasurer

Date: _____ County Treasurer

LAND, FORESTRY, PARKS AND ZONING COMMITTEE APPROVAL:

Resolved, that the Plat of Eighth Addition to Copper Point is hereby approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____ David M. Donnelly, Zoning Administrator

I hereby certify that the foregoing is approved by the Land, Forestry, Parks and Zoning Committee on:

Date: _____ Kathleen Kolpinski, County Clerk

TOWN OF GERMANTOWN:

Resolved, that the Plat of Eighth Addition to Copper Point in the town of Germantown is hereby approved by the town board of Germantown.

Date: _____ Approved: _____ Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the town board of the town of Germantown.

Date: _____ Approved: _____ Town Clerk

TOWN OF GERMANTOWN PLANNING COMMISSION:

The town of Germantown does hereby certify that the Plat of Eighth Addition to Copper Point is and hereby is approved in compliance with the town of Germantown Subdivision and Zoning Ordinances.

Date: _____ Zoning Administrator

EASEMENT / RESTRICTION RELEASE BY APPROVAL AUTHORITY:

By the approval of this plat, the Town of Germantown hereby releases its right to all of the easements and utility easements over and across Lots 61, 62 and 63 of First Addition to Copper Point as recorded in Volume 12 of Plats on Pages 1-8 as Document number 681141, also being Lot 1 of Juneau County Certified Survey Map number 4030 as recorded in Volume 18 of CSM on Page 17 as Document number 874131.

IN WITNESS WHEREOF, the said Town of Germantown has caused these presents to be signed by _____

Its Town Chairman, and _____
Its Town Clerk, at Juneau County, Wisconsin on this _____
Day of _____, 2011.

UTILITY EASEMENT RESTRICTION:

No utility pole, pedestal or cable shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The construction disturbance of a survey monument is a violation of S.236.12 of Wisconsin Statutes. Utility easements on both heretofore are for the use of the Town of Germantown and only the private utilities having the right to serve this subdivision are listed below.

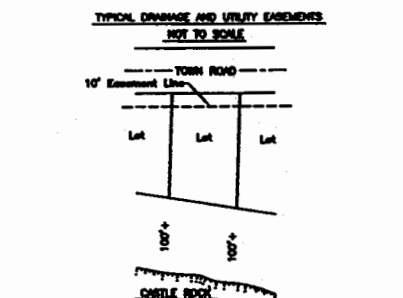
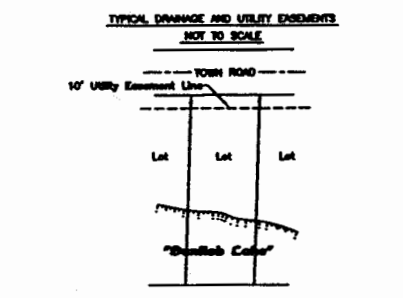
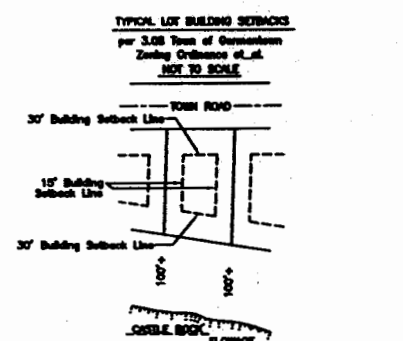
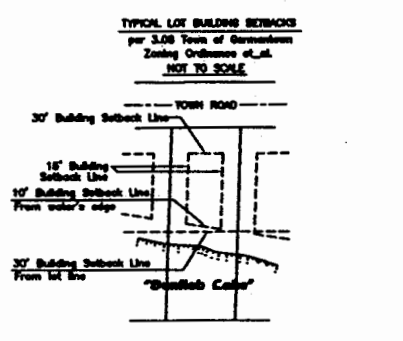
UTILITY COMPANY LIST

- COV / INTERNET MediaCom**
614 E. Main Street
Wausau, WI 54980
800-544-4200
office: Gary Jensen
- TELEPHONE:**
Lamson-Walby Telephone Co.
127 U.S. Hwy 12 & 7th
P.O. Box 207
Camp Douglas, WI 54618
800-627-3070
office: Sarah Barth
- TELEPHONE: BNS Johnson**
625 Junction Road
Madison, WI 53717
608-844-6483
office: Nicole Barret
- ELECTRIC:**
Outstate Electric Cooperative
P.O. Box 728
Cuba, WI 54608
800-941-5488
fax: 608-373-2203
office: Scott Swanson
- ELECTRIC / GAS: Alliant Energy**
320 E. State Street
Monroe, WI 53046
608-841-1312
fax: 608-841-1318
office: Tom Orsman
- SEWER: SENECA O'Neil's Bay**
Sewer District #1
17632 Laker View Court
New Lisbon, WI 53000
800-925-1888
fax: 608-868-8764
office: Tracy Rasmussen

STATE OF WISCONSIN
COUNTY OF _____
Personally came before me this _____ day of _____, 2011, the above named _____

to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public, _____ County, Wisconsin
Name _____ my commission expires _____ Date _____

OWNER / SUBSCRIBER: J. ADAMS INVESTMENTS, LLC
c/o Brad and Pat Pavolak
P.O. Box 1027
Wisconsin Rapids, WI 54485-1027
(715) 285-3140
fax: (715) 285-8141



PLAT	EIGHTH ADDITION TO	Plat A-F 110/03	SHOWN ON 6334773	IN	DATE	BY
		copper point				
DATE	PLAT	DATE	DATE	DATE	DATE	DATE

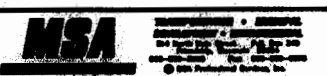


EXHIBIT B

EIGHTH ADDITION TO COPPER POINT

A Planned Unit Development

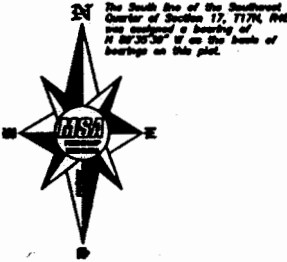
A Replat of Lots 277, 278, 279, 280, 281 and 282 of Seventh Addition to Copper Point as recorded in Volume 12 of Plats on Pages 55-62 as Document number 684556 and Lot 1 of Juneau County Certified Survey Map number 4030 as recorded in Volume 18 of CSM on Page 17 as Document number 674131. Located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 17 and the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by a 236.12, Wis. Stat.

Certified _____, 20__

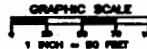


Department of Administration



Detail

of sheet 1 of 4



LEGEND:

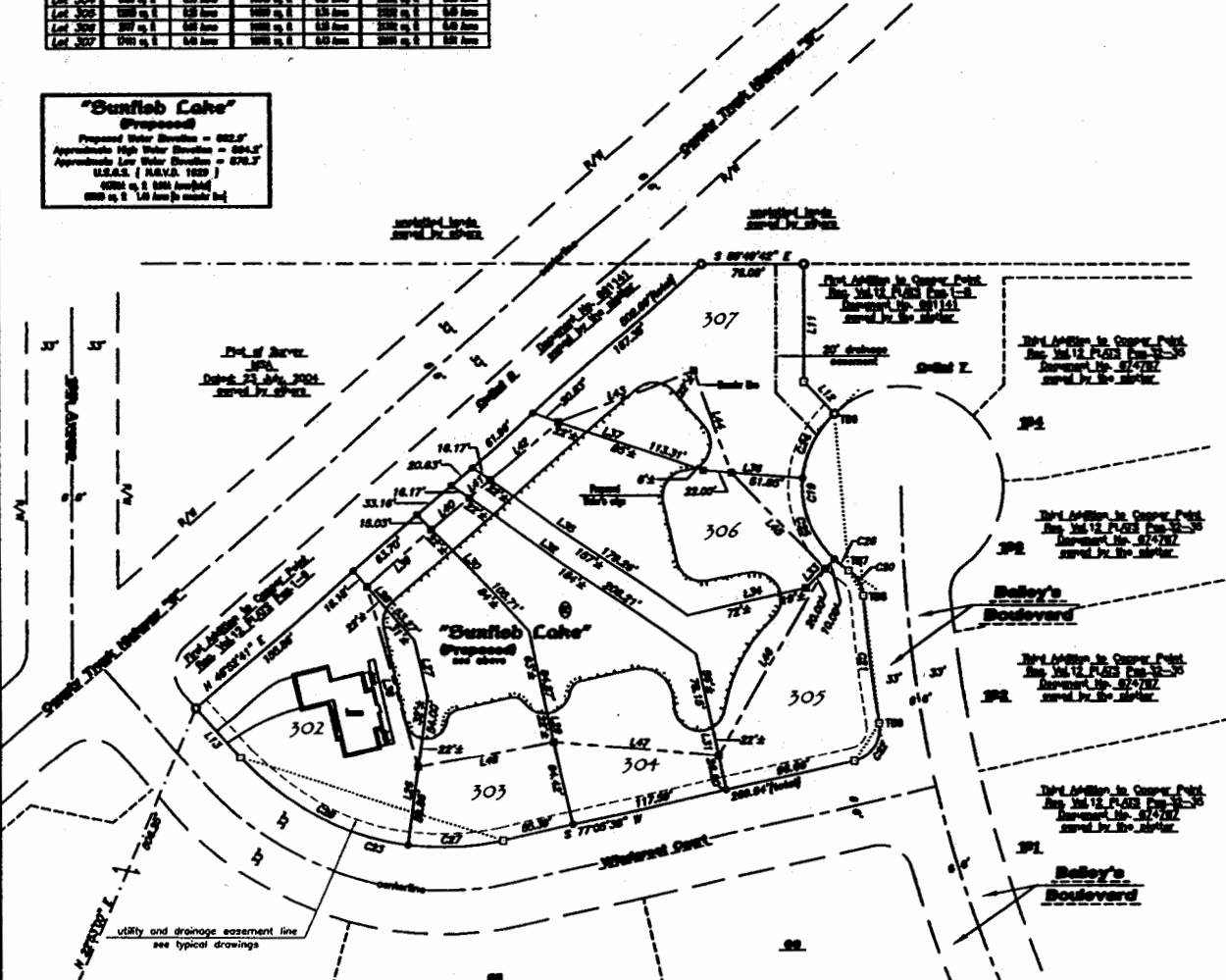
- ⊕ - Meridian east iron monument, found
- ⊕ - 3/4" round iron rod with aluminum cap, found
- - 1 1/4" round iron rod, found
- - 3/4" round iron rod, found
- - 3/8" x 18" round iron rod, to be placed weighing 1.20 lbs. per foot R.
- - 1 1/4" x 18" round iron rod, to be placed weighing 4.17 lbs. per foot R.
- - Woodshed / Ownership to
- - Wetlands

- Seventh Addition to Copper Point, Wis. Vol. 12, Plats, Pgs. 55-62, Document No. 684556
- Lot 1, Juneau County Certified Survey Map No. 4030, Wis. Vol. 18, CSM, Pgs. 17, Document No. 674131

Note: See typical lot drainage easements, utility easements and building setback drawings and notes for more information.

Number	Lot Area Table		Total Area
	Area to Boundary Line	Area to Owner's Edge	
Lot 302	600 sq. ft.	640 sq. ft.	1240 sq. ft.
Lot 303	600 sq. ft.	640 sq. ft.	1240 sq. ft.
Lot 304	600 sq. ft.	640 sq. ft.	1240 sq. ft.
Lot 305	600 sq. ft.	640 sq. ft.	1240 sq. ft.
Lot 306	600 sq. ft.	640 sq. ft.	1240 sq. ft.
Lot 307	600 sq. ft.	640 sq. ft.	1240 sq. ft.

"Sunfield Lake" Proposed
 Proposed Water Elevation = 682.5'
 Approximate High Water Elevation = 684.5'
 Approximate Low Water Elevation = 680.5'
 U.S.A.S. (NAVD. 1989)
 6820 sq. ft. 680' finished
 6800 sq. ft. 1.60 acre (to include bed)



See Sheet 2 of 4

EIGHTEENTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 703654

RECORDED
May 05, 2014 2:35 PM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00
TOTAL PAGES: 13

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

Pavloski Development, LLC
N9246 Highway 80 South, Suite 4
Necedah, WI. 54646

(Parcel Identification Number)

Document Number

Title of Document

**EIGHTEENTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Eighteenth Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 28th day of April, 2014.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246; the Twelfth Amendment dated the 26th day of April, 2010, which was recorded on the 27th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679268; the Thirteenth Amendment dated the 3rd day of August, 2010, which was recorded on the 11th day of August, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 681125; the Fourteenth Amendment dated the 9th day of September, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684410; the Fifteenth Amendment dated the 16th day of December, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684424; the Sixteenth Amendment dated the 4th day of February, 2011, which was recorded on the 10th day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No.

71
684557; the Seventeenth Amendment dated the 7th day of September, 2011, which was recorded on the 7th day of September, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 687435; The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto as set forth above are hereinafter described as the "Restrictions"; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision, the First Addition, Second Addition, Third Addition, Fourth Addition, Fifth Addition, Sixth Addition, select Lots and Outlots within the Seventh Addition and all lots within the Eight Addition to Copper Point Subdivisions located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibit A attached hereto and incorporated herein by reference (Subject Property); and

WHEREAS, Article XXIII(b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

WHEREAS, the second page and Article XXIII of the Restrictions provides that the Declarant or its Affiliates have the sole right to subject to the Declaration the Expansion Property as well as other lands acquired by the Declarant or Declarant's affiliates and to grant the owners of lots in the Declarant's or its Affiliates' other developments the right to use certain Outlots located in the Copper Point Subdivisions (Subject Property); and

WHEREAS, Castle Rock Waterfront Group, LLC; Rock Island Lake Investments, LLC; Copper Point Investments, LLC; Pavloski Farms, LLC and Castle Rock 15th Ave, LLC are Affiliates of the Declarant ("Declarant's Affiliate"), and are the owners of Additional Expansion Property described on Exhibit B ("Additional Expansion Property") attached hereto; and

WHEREAS, the Declarant and Declarant's Affiliates will be platting in the future the Additional Expansion Property described on Exhibit B and desire to allow the Lot Owners of these Subdivision Plats to access and use the clubhouse, pool, volleyball court, playground, tennis court, basketball court, putting green, pond, beach, and parking areas ("Clubhouse Amenities") located on Outlot 11 of First Addition to Copper Point Subdivision; and

WHEREAS, the Declarant and Declarant's Affiliates hereby declare that the Lot Owners in the Additional Expansion Property when platted shall have the right to use the Clubhouse Amenities located on Outlot 11 of First Addition to Copper Point Subdivision, and further declare that each Lot Owner in the Additional Expansion Property shall pay their pro rata share of all assessments associated with the maintenance and repair of the Clubhouse Amenities.

WHEREAS, the Declarant desires to identify the "Additional Expansion Property" as described in Exhibit B and amend the Restrictions as set forth in this Amendment.

NOW, THEREFORE, the Restrictions are hereby amended as follows:

1. The Declarant and Declarant's Affiliates hereby declare that the Lot Owners in the Additional Expansion Property when platted shall have the right to use the Clubhouse Amenities located on Outlot 11 of First Addition to Copper Point Subdivision. Each Lot Owner therein shall pay their pro rata share of all assessments associated with the maintenance and repair of the Clubhouse Amenities. Once platted and conveyed by the Declarant or Declarant's Affiliates, the Copper Point Waterfront Community Association, Ltd. shall separate the assessments associated with the Clubhouse Amenities from the general assessments of the Subdivision, and levy the pro rata portion of the Clubhouse Amenities assessments against all Lot Owners. The real estate described on Exhibit B attached hereto is hereby subjected to the terms of the Declaration of Covenants, Conditions and Restrictions for the First Addition of Copper Point as set forth herein with regard to the Clubhouse Amenities, and all purchasers and their successors of any portion of the Additional Expansion Property, and each and every conveyance of any portion of the Additional Expansion Property will be subject to the terms of this Amendment.

2. **Article XXIV 3.B. – Amendment to Docks, Stairways, Watercraft and Storage.**

The following language shall be added to the end of Article XXIV 3.B. “5. Boat lifts. All boat slips shall be required to install and make use of a boat lift to prevent damage to the docks.”

IN WITNESS WHEREOF, this Eighteenth Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant and Declarant’s Affiliates as of the day and year first written above.

(Declarant)

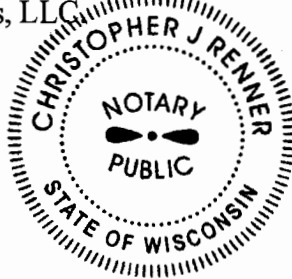
J. Adams Investments, LLC

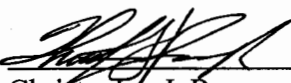
By:  _____
Brad Pavloski, Member

ACKNOWLEDGMENT

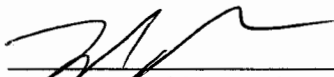
STATE OF WISCONSIN) ss
COUNTY OF JUNEAU)

This instrument was acknowledged before me on MAY 5, 2014 by Brad Pavloski, Member of J. Adams Investments, LLC.



 _____
Christopher J. Renner
Notary Public, State of Wisconsin
My commission expires: January 23, 2018

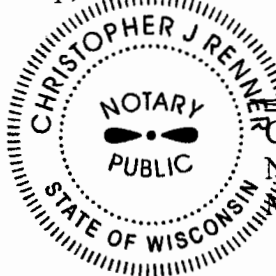
Castle Rock Waterfront Group, LLC

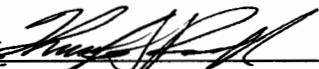
By: 
Brad Pavloski, Member

ACKNOWLEDGMENT


STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

This instrument was acknowledged before me on MAY 5, 2014 by Brad Pavloski, Member of Castle Rock Waterfront Group, LLC




Christopher J. Renner
Notary Public, State of Wisconsin
My commission expires: January 23, 2018

Rock Island Lake Investments, LLC

By: 
Brad Pavloski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

This instrument was acknowledged before me on MAY 5, 2014 by Brad Pavloski, Member of Rock Island Lake Investments, LLC





Christopher J. Renner
Notary Public, State of Wisconsin
My commission expires: January 23, 2018

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT
SUBJECT PROPERTY

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4030. Filed on the 29th day of June, 2009 in Volume 18 of CSM at Page 17 as Document Number 674131, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of the Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

Outlot 1 of Juneau County Certified Survey Map Number 4070. Filed on the 18th day of December, 2009 in Volume 18 of CSM at Page 57 as Document Number 677252, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4079. Filed on the 4th day of February, 2010 in Volume 18 of CSM at Page 66 as Document Number 677925, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 185 through Lot 192 inclusive of the Fourth Addition to Copper Point. Filed on the 14th day of April, 2010 in Volume 12 of Plats at Pages 38-40 as Document Number 679041, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 193 through Lot 204 inclusive of the Fifth Addition to Copper Point. Filed on the 9th day of September, 2010 in Volume 12 of Plats at Pages 47-49 as Document Number 681680, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 205 through Lot 229 inclusive and Outlot 18, Outlot 19 and Outlot 20 of the Sixth Addition to Copper Point. Filed on the 16th day of December, 2010 in Volume 12 of Plats at Pages 50-54 as Document Number 683601, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 230 through Lot 282 inclusive and Outlot 21 through Outlot 23 inclusive of the Seventh Addition to Copper Point. Filed on the 10th day of February, 2011 in Volume 12 of Plats at Pages 55-62 as Document Number 684556, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 284 through Lot 307 inclusive of the Eighth Addition to Copper Point. Filed on the 12th day of August, 2011 in Volume 12 of Plats at Page 63-66 as Document Number 687072, located in the Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
LEGAL DESCRIPTION OF ADDITIONAL EXPANSION PROPERTY

Part of Lot 1 of Certified Survey Map 3439, Volume 15, Page 29 as Document No. 636976 and part of Certified Survey Map 1326, Volume 5, page 103 as Document No. 298491, being part of the N ½ of the fractional SW ¼ and part of the S ½ of the fractional NW ¼ in Section 6, T17N, R4E, Town of Germantown, Juneau County, Wisconsin. Commencing at the W ¼ corner of said Section 6; thence bearing S 88-46-00 E, 61.40 feet, to the east right-of-way of S.T.H. "80" being the point of beginning. Thence along said east right-of-way bearing N 00-26-25 E, 33.19 feet; thence bearing S 88-56-36 E, 208.71 feet, thence bearing S 88-55-21 E, 1318.34 feet; thence bearing S 01-05-16 W, 32.76 feet; thence bearing S 88-55-38 E, 83.21 feet; thence bearing S 01-08-55 W, 1292.44 feet; thence bearing N 89-15-03 W, 1593.15 feet, to said east right-of-way; thence along said east right-of-way bearing N 00-24-36 E, 1301.15 feet, to the point of beginning.

Part of Outlot 1 of Certified Survey Map 3439, Volume 15, page 29 as Document No. 636976, being part of the N ½ of the fractional SW ¼ in Section 6, T17N, R4E, Town of Germantown, Juneau County, Wisconsin. Commencing at the W ¼ corner of said Section 6; thence along the north line of said fractional SW ¼ bearing S 88-56-11 E, 1737.27 feet, to the center of section being the point of beginning. Thence along the east line of said fractional SW ¼ bearing S 01-08-52 W, 1313.14 feet to forty corner; thence along the south forty line bearing N 89-15-03 W, 10.99 feet; thence bearing N 00-35-34 E 21.00 feet; thence bearing N 89-15-03 W, 54.81 feet; thence bearing N 01-08-55 E, 1292.44 feet; thence bearing S 88-59-06 E 65.98 feet, to the point of beginning.

PIN No. 29012370

A part of the fractional NW ¼; All of the NW ¼ of the NE ¼; All of the SW ¼ of the NE ¼; All in Section 6, T17N, R4E, Town of Germantown, Juneau County, Wisconsin, described as follows:

Beginning at the N ¼ corner of said Section 6; thence along the North line of the NW ¼ of the NE ¼ bearing N 89°20'54" E, 1322.73 feet, to the NE corner; thence along the East lines of the NW ¼ of the NE ¼ and the SW ¼ of the NE ¼ bearing S 01°23'07" W, 2691.20 feet to the SE corner of the SW ¼ of the NE ¼; thence along the East-West Quarter line of said Section 6 bearing N 88°56'03" W, 1306.05 feet, to the center of said Section 6; thence continued along the East-West Quarter line now bearing N 88°59'06" W, 65.98 feet; thence continued along the East-West Quarter line now bearing N 88°55'38" W, 83.21 feet; thence along a line bearing N 01°05'16" E, 32.76 feet; thence bearing N 01°03'08" E, 1524.20 feet; thence bearing N 89°45'35" W, 312.64 feet; thence bearing N 25°57'35" W, 250.00 feet; thence bearing N 09°02'25" E, 300.00 feet; thence bearing N 89°45'35" W, 1150.00 feet, to a point in the East R/W of S.T.H. "80"; thence along the said R/W line bearing N 00°14'25" E, 589.09 feet, to a point in the North line of the said fractional NW ¼ of Section 6; thence along the North line thereof bearing S 89°09'59" E, 1691.44 feet, to the point of beginning, containing 5,002,300 sq. ft. in area or 114.84 acres.

PIN Nos. 29012364, 29012365 and 29012367

The Southeast Quarter of the Southeast Quarter, Section 31, Township 18 North, Range 4 East, Town of Necedah, Juneau County, Wisconsin, Except the East ten (10) acres thereof and excepting Lot 1 of Juneau County Certified Survey Map #3289 as recorded in Volume 14 of Certified Surveys, page 69, and excepting all lands used, deeded or platted for highway purposes.
PIN No. 290281741

The North One-half of the Southeast Quarter, Section 6, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, excepting therefrom the East ten (10) acres of the Northeast Quarter of the Southeast Quarter and further except highway.

AND

The East One-half of Northeast Quarter of Section 6, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, excepting therefrom the East 20.66 acres of said East One-half of the Northeast Quarter and further excepting highway.

PIN No. 29012363

The Southeast Quarter of Section 7, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin

PIN Nos. 29012439, 29012439.1, 29012440, 29012441, 29012442 and 29012442.1

The Northeast Quarter of Section 7, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, Except that part of the Northeast Quarter of the Northeast Quarter of Section 7 lying Easterly of a line that is 100 feet Westerly of and parallel with the ordinary high water mark of the Yellow River and/or Castle Rock Flowage.

PIN No. 29012375

The Southwest Quarter of the Northwest Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

AND

The Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, except highways.

PIN Nos. 29012641, 29012642 and 29012643

The South Half of the Southwest Quarter of Section 18, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, EXCEPTING THEREFROM lands conveyed for highway purposes in Volume 159 of Deeds, on Page 673.

PIN No. 29012656

The North 200 feet of the South 840 feet of the Northwest Quarter of the Northeast Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

PIN No. 29012635.1

NINETEENTH AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE FIRST ADDITION TO
COPPER POINT

DOCUMENT # 704890

RECORDED
July 29, 2014 2:25 PM
CHRISTIE BENDER
REGISTER OF DEEDS
JUNEAU CO., WI
FEE AMOUNT: \$30.00
TOTAL PAGES: 13

Document Number

Title of Document

INDEXING
COMPLETED

Record this document with the Register of Deeds

Name and Return Address:

Pavloski Development, LLC
N9246 Highway 80 South, Suite 4
Necedah, WI. 54646

(Parcel Identification Number)

**NINETEENTH AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR FIRST ADDITION TO
COPPER POINT**

This Nineteenth Amendment to Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is made this 6th day of May, 2014.

RECITALS

WHEREAS, the Copper Point Declaration of Covenants, Conditions and Restrictions dated the 7th day of January, 2005, were recorded on the 10th day of January, 2005, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 637733; and

WHEREAS, the Restrictions were amended and supplemented by the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point dated the 13th day of September, 2007, which were recorded on the 13th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661253; an Amendment dated the 26th day of September, 2007, which was recorded on the 27th day of September, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661538; the Second Amendment dated the 5th day of October, 2007, which was recorded on the 5th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661798; the Third Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661877; the Fourth Amendment dated the 9th day of October, 2007, which was recorded on the 9th day of October, 2007, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 661878; the Fifth Amendment dated the 18th day of June, 2008, which was recorded on the 19th day of June, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 666915; the Sixth Amendment dated the 19th day of November,

2008, which was recorded on the 21st day of November, 2008, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 669706; the Seventh Amendment dated the 3rd day of August, 2009 which was recorded on the 3rd day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674810; the Eighth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674872; the Ninth Amendment dated the 5th day of August, 2009, which was recorded on the 5th day of August, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 674873; the Tenth Amendment dated the 9th day of November, 2009, which was recorded on the 16th day of November, 2009, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 676692; the Eleventh Amendment dated the 15th day of April, 2010, which was recorded on the 26th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679246; the Twelfth Amendment dated the 26th day of April, 2010, which was recorded on the 27th day of April, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 679268; the Thirteenth Amendment dated the 3rd day of August, 2010, which was recorded on the 11th day of August, 2010, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 681125; the Fourteenth Amendment dated the 9th day of September, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684410; the Fifteenth Amendment dated the 16th day of December, 2010, which was recorded on the 1st day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 684424; the Sixteenth Amendment dated the 4th day of February, 2011, which was recorded on the 10th day of February, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No.

684557; the Seventeenth Amendment dated the 7th day of September, 2011, which was recorded on the 7th day of September, 2011, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 687435; and the Eighteenth Amendment dated April 28, 2014, which was recorded on the 5th day of May, 2014, with the Register of Deeds for Juneau County, Wisconsin, as Document No. 703654. The Copper Point Restrictions and First Addition to Copper Point Restrictions and all amendments thereto as set forth above are hereinafter described as the “Restrictions”; and

WHEREAS, the Restrictions cover all Lots and Outlots within the Copper Point Subdivision, the First Addition, Second Addition, Third Addition, Fourth Addition, Fifth Addition, Sixth Addition, select Lots and Outlots within the Seventh Addition and all lots within the Eight Addition to Copper Point Subdivisions located in the Town of Germantown, Juneau County, Wisconsin, which is legally described on Exhibits A attached hereto and incorporated herein by reference; and

WHEREAS, the second page and Article XXIII of the Restrictions provides that the Declarant or its Affiliates have the sole right to subject to the Declaration the Expansion Property as well as other lands acquired by the Declarant or Declarant's affiliates and to grant the owners of lots in the Declarant's or its Affiliates' other developments the right to use certain Outlots located in the Copper Point Subdivisions; and

WHEREAS, the Eighteenth Amendment provided in part that Castle Rock Waterfront Group, LLC; Rock Island Lake Investments, LLC; Copper Point Investments, LLC; Pavloski Farms, LLC and Castle Rock 15th Ave, LLC are Affiliates of the Declarant and are the owners of the Additional Expansion Property described on Exhibit B (“Additional Expansion Property”) attached hereto; and

WHEREAS, pursuant to the Eighteenth Amendment, the Declarant and Declarant's Affiliates will be platting in the future the Additional Expansion Property described on Exhibit B as well as other lands acquired by the Declarant or Declarant's affiliates and which will allow the Lot Owners of these Subdivision Plats to access and use the clubhouse, pool, volleyball court, playground, tennis court, basketball court, putting green, pond, beach, and parking areas ("Clubhouse Amenities") located on Outlot 11 of First Addition to Copper Point Subdivision, and that each Lot Owner in the Additional Expansion Property shall pay their pro rata share of all assessments associated with the maintenance and repair of the Clubhouse Amenities; and

WHEREAS, Article XXIII (b) of the Restrictions provides that the Declarant, J. Adams Investments, LLC, has the sole right to amend the Restrictions; and

WHEREAS, Declarant J. Adams Investments, LLC, has conveyed its interest in the remaining Lots of Copper Point to an Affiliate, Copper Point Investments, LLC by Warranty Deed dated May 5, 2014, and recorded with the Register of Deeds for Juneau County on May 6, 2014, as Document No. 703661 and will convey its interest in the outlots to Copper Point Investments, LLC and Copper Point Waterfront Community Association, Ltd; and

WHEREAS, the Declarant desires to convey its interest as Declarant under the Restrictions to Copper Point Investments, LLC, as Successor Declarant, and amend the Restrictions as set forth in this Amendment.

NOW, THEREFORE, the Restrictions are hereby amended as follows:

1. J. Adams Investments, LLC hereby transfers and conveys to Copper Point Investments, LLC ("Successor Declarant") all of its rights, duties, and obligations as Declarant or Developer under the Restrictions. J. Adams Investments, LLC further conveys and transfers to Successor Declarant all easements reserved unto itself contained in the Restrictions or any plat of the Subdivision. Successor Declarant's authority shall include, without limitation, the right to appoint, remove, and replace the members of the Architectural Control Committee pursuant to Article VII of the Restrictions. Successor

Declarant shall have the right to assign and transfer its rights as Successor Declarant and Developer to an affiliate.

2. Article XXIII of the Restrictions entitled "Declarant's Rights" shall be deleted and replaced with the following:

DEVELOPER'S RIGHTS

Successor Declarant or its affiliates ("Affiliates") have acquired or may acquire in the future other lands in the vicinity of this Subdivision which are not legally described herein. Successor Declarant and its Affiliates shall have the express right, but not the obligation, to develop all or part of the lands in the area, in such a manner as to create an integrated development with this Subdivision. To accomplish that purpose, Successor Declarant and its Affiliates shall have the express right, without the necessity of obtaining the approval of the Owner's Association or any Lot Owner, to do any or all of the following:

- a. Grant easements for the use, and establish requirements for the maintenance of, common Outlots and/or other common areas such that the Owners of Lots in all of the developments have the full right of access to and use of common Outlots and/or other common areas, and the Owners of all Lots share equally in the maintenance expenses.
 - b. Amend this Declaration of Restrictions so as to subject any or all of said additional lands to this Declaration of Restrictions. In doing so, Successor Declarant and its Affiliates shall have the right, when required or requested by any governmental body, to establish certain provisions which may be applicable to one or more, but less than all, of the developments.
 - c. Amend the Articles of Incorporation and/or By-laws of the Owner's Association so that the Owner's Association functions as the association for all of the developments.
 - d. Amend the provisions hereof with respect to the Architectural Control Committee (ACC) so that there are separate ACCs for each development, or so that there is a combined ACC for some or all developments.
3. Section C of Article XXIV of the Restrictions entitled "Declarant Control of the Association" shall be deleted and replaced with the following:

Successor Declarant Control of the Association. Successor Declarant shall have the right to appoint and remove Directors of the Association and to

exercise any and all powers and responsibilities assigned to the Association, the Board, or its officers, by the Articles, Bylaws, this Declaration, or the Wisconsin Nonstock Corporation Law (as amended from time to time), until the earliest of: (1) Thirty (30) days after the conveyance by Successor Declarant or its Affiliates to third party purchasers all of the Lots, Outlots, and additional lands added to this Declaration, including all Lots and Outlots added to this Declaration as set forth in Article XXIII above; or (2) Successor Declarant's election to waive its right to control the Association. Until such time as the Successor Declarant relinquishes control of the Association as described above, lots owned by Successor Declarant or its Affiliates shall be exempt from assessments for common expenses until a Lot is sold, as long as the assessment for common expenses for Lots not owned by the Successor Declarant or its Affiliates do not exceed the amount of projected assessments contained in the last adopted budget. Until the last day of the month during which the Successor Declarant turns over control of the Association to the Lot owners, the Successor Declarant shall be responsible for and pay common expenses in excess of the assessments payable by Lot owners under this formula. After the Successor Declarant turns over control of the Association to the Lot owners, the Successor Declarant and its Affiliates shall pay its share of Association assessments in the same manner as other Lot owners but only as to those platted Lots which have been subjected to this Declaration. The Successor Declarant's and its Affiliates liability for Association assessments as provided above shall be effective on the first day of the month after the month during which the Successor Declarant turns over control of the Association to the Lot owners.

4. The Successor Declarant and its Affiliates shall further have the right to grant to the Lot Owners in any future expansion of the Subject Property, in addition to Declarant's Rights under Article XXIII, the right when platted to use the Clubhouse Amenities located on Outlot 11 of First Addition to Copper Point Subdivision. Each Lot Owner therein shall pay their pro rata share of all assessments associated with the maintenance and repair of the Clubhouse Amenities. Once platted and conveyed by the Successor Declarant or its Affiliates, the Copper Point Waterfront Community Association, Ltd. may separate the assessments associated with the Clubhouse Amenities from the general assessments of the Subdivision, and may levy the pro rata portion of the Clubhouse Amenities assessments against all Lot Owners.

(Signature pages follow)

IN WITNESS WHEREOF, this Nineteenth Amendment to the Declaration of Covenants, Conditions and Restrictions for the First Addition to Copper Point is executed by the Declarant and Successor Declarant as of the day and year first written above.

(Declarant)

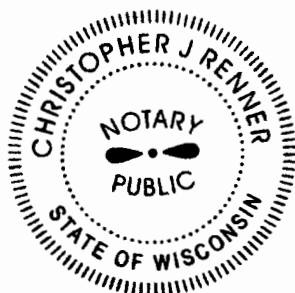
J. Adams Investments, LLC

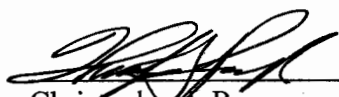
By: 
Brad Pavloski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

On this 28TH day of July, 2014, before me appeared Brad Pavloski, Member of J. Adams Investments, LLC, to me personally known, who, being by me duly sworn, did say that said instrument was signed on behalf of said company by its authority, and said person acknowledged said instrument to be the free act and deed of said company.




Christopher J. Renner
Notary Public, State of Wisconsin
My commission expires: January 23, 2018

(Successor Declarant)

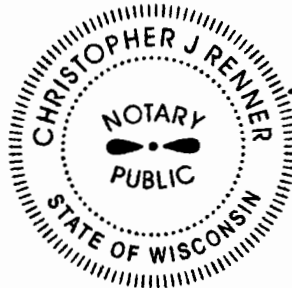
Copper Point Investments, LLC


By: 
Brad Pavloski, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF JUNEAU)

On this 28TH day of July, 2014, before me appeared Brad Pavloski, Member of Copper Point Investments, LLC, to me personally known, who, being by me duly sworn, did say that said instrument was signed on behalf of said company by its authority, and said person acknowledged said instrument to be the free act and deed of said company.




Christopher J. Renner
Notary Public, State of Wisconsin
My commission expires: January 23, 2018

This document was drafted by
Michael D. Orgeman
Lichtsinn & Haensel, s.c.
111 E. Wisconsin Avenue, Suite 1800
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION OF COPPER POINT
SUBJECT PROPERTY

Lot 1 through Lot 12 inclusive and Outlot 1 of the Town of Germantown Plat of Copper Point. Filed on the 10th day of January, 2005 in Volume 11 of Plats at Pages 26-28 as Document Number 637732, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 13 through Lot 130 inclusive and Outlot 2 through Outlot 15 inclusive of First Addition to Copper Point. Filed on the 10th day of September, 2007 in Volume 12 of Plats at Pages 1-8 as Document Number 661141, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 3914. Filed on the 30th day of January, 2008 in Volume 17 of CSM at Page 85 as Document Number 664111, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 131 through Lot 158 inclusive and Outlot 16 and Outlot 17 of Second Addition to Copper Point. Filed on the 25th day of September, 2008 in Volume 12 of Plats at Pages 26-29 as Document Number 668711, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1, Lot 2 and Outlot 1 of Juneau County Certified Survey Map Number 4022. Filed on the 22nd day of April, 2009 in Volume 18 of CSM at Page 9 as Document Number 672690, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 and Lot 2 of Juneau County Certified Survey Map Number 4029. Filed on the 26th day of June, 2009 in Volume 18 of CSM at Page 16 as Document Number 674121, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 159 through Lot 184 inclusive of the Third Addition to Copper Point. Filed on the 31st day of July, 2009 in Volume 12 of Plats at Pages 32-35 as Document Number 674787, located in the Town of Germantown, Juneau County, Wisconsin.

Outlot 1 of Juneau County Certified Survey Map Number 4070. Filed on the 18th day of December, 2009 in Volume 18 of CSM at Page 57 as Document Number 677252, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4079. Filed on the 4th day of February, 2010 in Volume 18 of CSM at Page 66 as Document Number 677925, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 185 through Lot 192 inclusive of the Fourth Addition to Copper Point. Filed on the 14th day of April, 2010 in Volume 12 of Plats at Pages 38-40 as Document Number 679041, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 193 through Lot 204 inclusive of the Fifth Addition to Copper Point. Filed on the 9th day of September, 2010 in Volume 12 of Plats at Pages 47-49 as Document Number 681680, located in the Town of Germantown, Juneau County, Wisconsin.

106
Lot 205 through Lot 229 inclusive and Outlot 18, Outlot 19 and Outlot 20 of the Sixth Addition to Copper Point. Filed on the 16th day of December, 2010 in Volume 12 of Plats at Pages 50-54 as Document Number 683601, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 230 through Lot 282 inclusive and Outlot 21 through Outlot 23 inclusive of the Seventh Addition to Copper Point. Filed on the 10th day of February, 2011 in Volume 12 of Plats at Pages 55-62 as Document Number 684556, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 284 through Lot 307 inclusive of the Eighth Addition to Copper Point. Filed on the 12th day of August, 2011 in Volume 12 of Plats at Page 63-66 as Document Number 687072, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4212. Filed on the 21st day of February, 2012 in Volume 19 of CSM at Page 9 as Document Number 690132, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4214. Filed on the 22nd day of February, 2012 in Volume 19 of CSM at Page 11 as Document Number 690190, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4261. Filed on the 29th day of October, 2012 in Volume 19 of CSM at Page 58 as Document Number 694796, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4270. Filed on the 19th day of November, 2012 in Volume 19 of CSM at Page 67 as Document Number 695198, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4272. Filed on the 26th day of November, 2012 in Volume 19 of CSM at Page 69 as Document Number 695325, located in the Town of Germantown, Juneau County, Wisconsin.

Lot 1 of Juneau County Certified Survey Map Number 4275. Filed on the 11th day of December, 2012 in Volume 19 of CSM at Page 72 as Document Number 695643, located in the Town of Germantown, Juneau County, Wisconsin.

EXHIBIT B
LEGAL DESCRIPTION OF ADDITIONAL EXPANSION PROPERTY

Part of Lot 1 of Certified Survey Map 3439, Volume 15, Page 29 as Document No. 636976 and part of Certified Survey Map 1326, Volume 5, page 103 as Document No. 298491, being part of the N $\frac{1}{2}$ of the fractional SW $\frac{1}{4}$ and part of the S $\frac{1}{2}$ of the fractional NW $\frac{1}{4}$ in Section 6, T17N, R4E, Town of Germantown, Juneau County, Wisconsin. Commencing at the W $\frac{1}{4}$ corner of said Section 6; thence bearing S 88-46-00 E, 61.40 feet, to the east right-of-way of S.T.H. "80" being the point of beginning. Thence along said east right-of-way bearing N 00-26-25 E, 33.19 feet; thence bearing S 88-56-36 E, 208.71 feet, thence bearing S 88-55-21 E, 1318.34 feet; thence bearing S 01-05-16 W, 32.76 feet; thence bearing S 88-55-38 E, 83.21 feet; thence bearing S 01-08-55 W, 1292.44 feet; thence bearing N 89-15-03 W, 1593.15 feet, to said east right-of-way; thence along said east right-of-way bearing N 00-24-36 E, 1301.15 feet, to the point of beginning.

Part of Outlot 1 of Certified Survey Map 3439, Volume 15, page 29 as Document No. 636976, being part of the N $\frac{1}{2}$ of the fractional SW $\frac{1}{4}$ in Section 6, T17N, R4E, Town of Germantown, Juneau County, Wisconsin. Commencing at the W $\frac{1}{4}$ corner of said Section 6; thence along the north line of said fractional SW $\frac{1}{4}$ bearing S 88-56-11 E, 1737.27 feet, to the center of section being the point of beginning. Thence along the east line of said fractional SW $\frac{1}{4}$ bearing S 01-08-52 W, 1313.14 feet to forty corner; thence along the south forty line bearing N 89-15-03 W, 10.99 feet; thence bearing N 00-35-34 E 21.00 feet; thence bearing N 89-15-03 W, 54.81 feet; thence bearing N 01-08-55 E, 1292.44 feet; thence bearing S 88-59-06 E 65.98 feet, to the point of beginning.

PIN No. 29012370

A part of the fractional NW $\frac{1}{4}$; All of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; All of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; All in Section 6, T17N, R4E, Town of Germantown, Juneau County, Wisconsin, described as follows:

Beginning at the N $\frac{1}{4}$ corner of said Section 6; thence along the North line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ bearing N 89°20'54" E, 1322.73 feet, to the NE corner; thence along the East lines of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ bearing S 01°23'07" W, 2691.20 feet to the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence along the East-West Quarter line of said Section 6 bearing N 88°56'03" W, 1306.05 feet, to the center of said Section 6; thence continued along the East-West Quarter line now bearing N 88°59'06" W, 65.98 feet; thence continued along the East-West Quarter line now bearing N 88°55'38" W, 83.21 feet; thence along a line bearing N 01°05'16" E, 32.76 feet; thence bearing N 01°03'08" E, 1524.20 feet; thence bearing N 89°45'35" W, 312.64 feet; thence bearing N 25°57'35" W, 250.00 feet; thence bearing N 09°02'25" E, 300.00 feet; thence bearing N 89°45'35" W, 1150.00 feet, to a point in the East R/W of S.T.H. "80"; thence along the said R/W line bearing N 00°14'25" E, 589.09 feet, to a point in the North line of the said fractional NW $\frac{1}{4}$ of Section 6; thence along the North line thereof bearing S 89°09'59" E, 1691.44 feet, to the point of beginning, containing 5,002,300 sq. ft. in area or 114.84 acres.

PIN Nos. 29012364, 29012365 and 29012367

The Southeast Quarter of the Southeast Quarter, Section 31, Township 18 North, Range 4 East, Town of Necedah, Juneau County, Wisconsin, Except the East ten (10) acres thereof and excepting Lot 1 of Juneau County Certified Survey Map #3289 as recorded in Volume 14 of Certified Surveys, page 69, and excepting all lands used, deeded or platted for highway purposes.
PIN No. 290281741

The North One-half of the Southeast Quarter, Section 6, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, excepting therefrom the East ten (10) acres of the Northeast Quarter of the Southeast Quarter and further except highway.

AND

The East One-half of Northeast Quarter of Section 6, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, excepting therefrom the East 20.66 acres of said East One-half of the Northeast Quarter and further excepting highway.

PIN No. 29012363

The Southeast Quarter of Section 7, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin

PIN Nos. 29012439, 29012439.1, 29012440, 29012441, 29012442 and 29012442.1

The Northeast Quarter of Section 7, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, Except that part of the Northeast Quarter of the Northeast Quarter of Section 7 lying Easterly of a line that is 100 feet Westerly of and parallel with the ordinary high water mark of the Yellow River and/or Castle Rock Flowage.

PIN No. 29012375

The Southwest Quarter of the Northwest Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

AND

The Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, except highways.

PIN Nos. 29012641, 29012642 and 29012643

The South Half of the Southwest Quarter of Section 18, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin, EXCEPTING THEREFROM lands conveyed for highway purposes in Volume 159 of Deeds, on Page 673.

PIN No. 29012656

The North 200 feet of the South 840 feet of the Northwest Quarter of the Northeast Quarter of Section 17, Township 17 North, Range 4 East, Town of Germantown, Juneau County, Wisconsin.

PIN No. 29012635.1