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VOL 814 PAGE 364
 MAR 25 1988
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 DORIS L. PICHA
 REGISTER OF DEEDS
 La Crosse County, WI

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM

The undersigned, being the owners and mortgagees of more than seventy-five percent (75%) of the units in River's Walk Condominium, pursuant to section 7.08 of the Declaration therefor and Section 703.09 (2), Wis. Stats., do hereby amend the declaration as follows:

1. Section 1.03 is repealed and recreated as follow:

Construction of Condominium. River's Walk will consist of forty-three (43) residential units located in fourteen (14) buildings, eight (8) of which will contain four (4) units each, three (3) of which will contain three (3) units each, and four (4) of which will contain two (2) units each, together with certain common facilities. Building eight (8), originally designed to contain three (3) units, will now contain two (2) units. The two (2) units in Building 8 will be of the same size, shape and construction as the original three (3) units in that building, but the outside units (A and C) will expand into and take over the space originally designated for unit B.

The provisions of subparagraphs (2), (b), (c), and (d) shall remain unchanged.

2. Section 1.04 is repealed and recreated as follows:

Ownership of Common Elements. Unit owners will each own a fractional interest in the Common Elements (hereinafter described) and will be responsible for the corresponding fractional share of the Common Expenses (also hereinafter described). The owner(s) of each unit shall own a one-forty-third (1/43) share of the Common Elements and be responsible for a share of the Common Expenses as follows:

(a) Current budget. Because the two (2) units in revised Building 8 will occupy the space originally designated for Unit 8B, and in order not to cause any increased expense to the other unit owners on account of that amendment, the owner(s) of each unit shall be and remain responsible for a one-forty-fourth (1/44) share of the Common Expenses, except that the owners of Units 8A and 8C shall together be responsible for three-forty-fourth (3/44) or three-eighty-eighths (3/88) each, of the Common Expenses under the current budget and shall pay a monthly assessment at that rate.

(b) Future Adjustments. In the event that the Common

Expenses shall be increased or decreased in the future, in comparison to the current budget and monthly assessments, the amount of any such increases or decrease shall be equally allocated and charged to the owners of all units on a pro rata basis so that each will be responsible for a one-forty-third share (1/43) of such adjustment.

3. Section 7.01 is repealed and recreated as follows:

Votes. The total number of votes which may be cast at meetings of the Association of Unit Owners shall be forty-three (43). The owner(s) of each unit shall be entitled to One (1) vote, which shall be appurtenant to each unit.

4. Any provisions of the By-laws of River's Walk Association, Inc. which may be inconsistent with the above and foregoing amendments shall be deemed modified in order to conform with the Declaration as amended.

5. Except as modified by this Amendment, the Declaration, unit owners and mortgagees do hereby notify and confirm all of the terms and provisions of the Declaration as By-laws of River's Walk Condominiums.

Dated as of this 1st day of August, 1987.

River's Walk Association, Inc.

By: Robert D. Stephan
Robert D. Stephan, Pres.

By: Donald J. Wilson
Donald J. Wilson, Sec.

Owner/Mortgagee

Unit

SDR Corporation

By: Robert D. Stephan
Robert D. Stephan, Pres.

1B, 1C, 2C, 2D, 3A, 4A,
4B, 5A, 5B, 5C, 6A, 6B,
6C, 6D, 7C, 8A, 8C, 9B,
11B, 13A, 13B, 14B, 14C.

First Federal Savings and Loan Association of LaCrosse

All units except 1C, 1D, 3B, 7A, 7B, 7D, 9A, 10A, 10B, 12C and 14A.

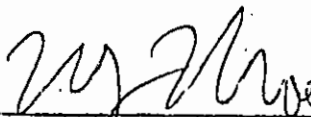
By: Richard O. Wrobel
Richard O. Wrobel, Sr. V.P.

Robert O. Selts
Marion Solegel
John C. Brown
D. W. Miller
Linda Johnson
Bea Galster
Betty J. Mustad
Mabel Fox
Mary Lynn Peterson
Richard L. Bugh
Donald J. Willson

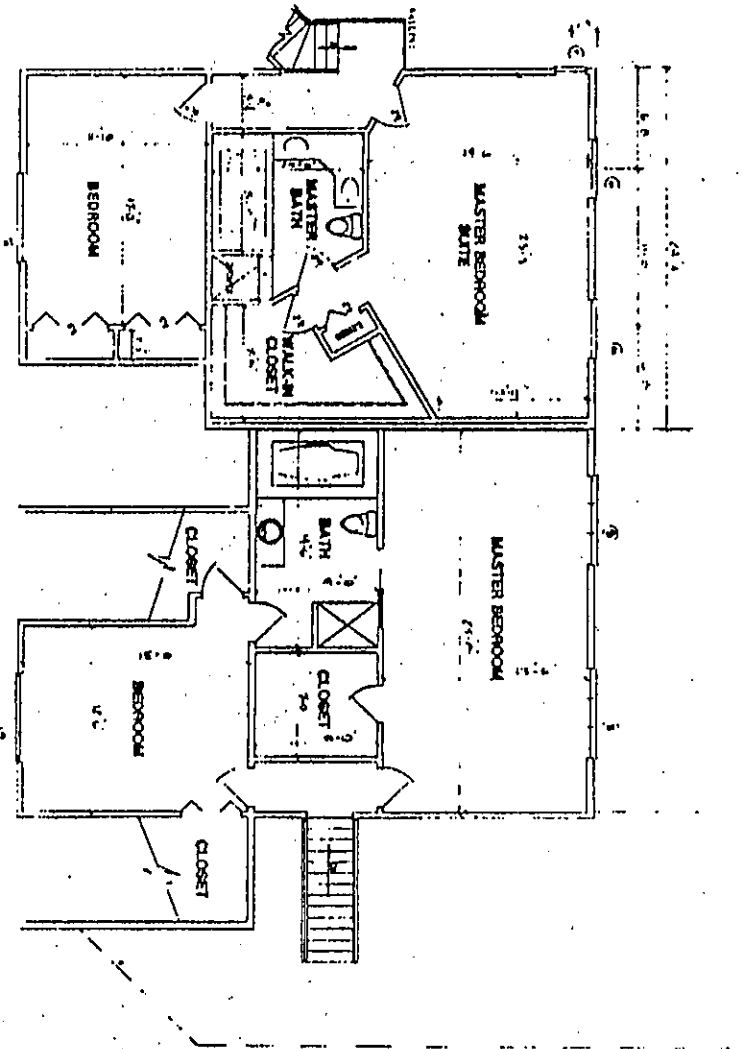
414C Gillette ST
414A Gillette St.
414 D Gillette St
412C Gillette St
406 D Gillette St
412A Gillette St
418 D Gillette St.
418A Gillette
422A Gillette
410A Gillette
430A Gillette

Two columns of horizontal lines for signatures.

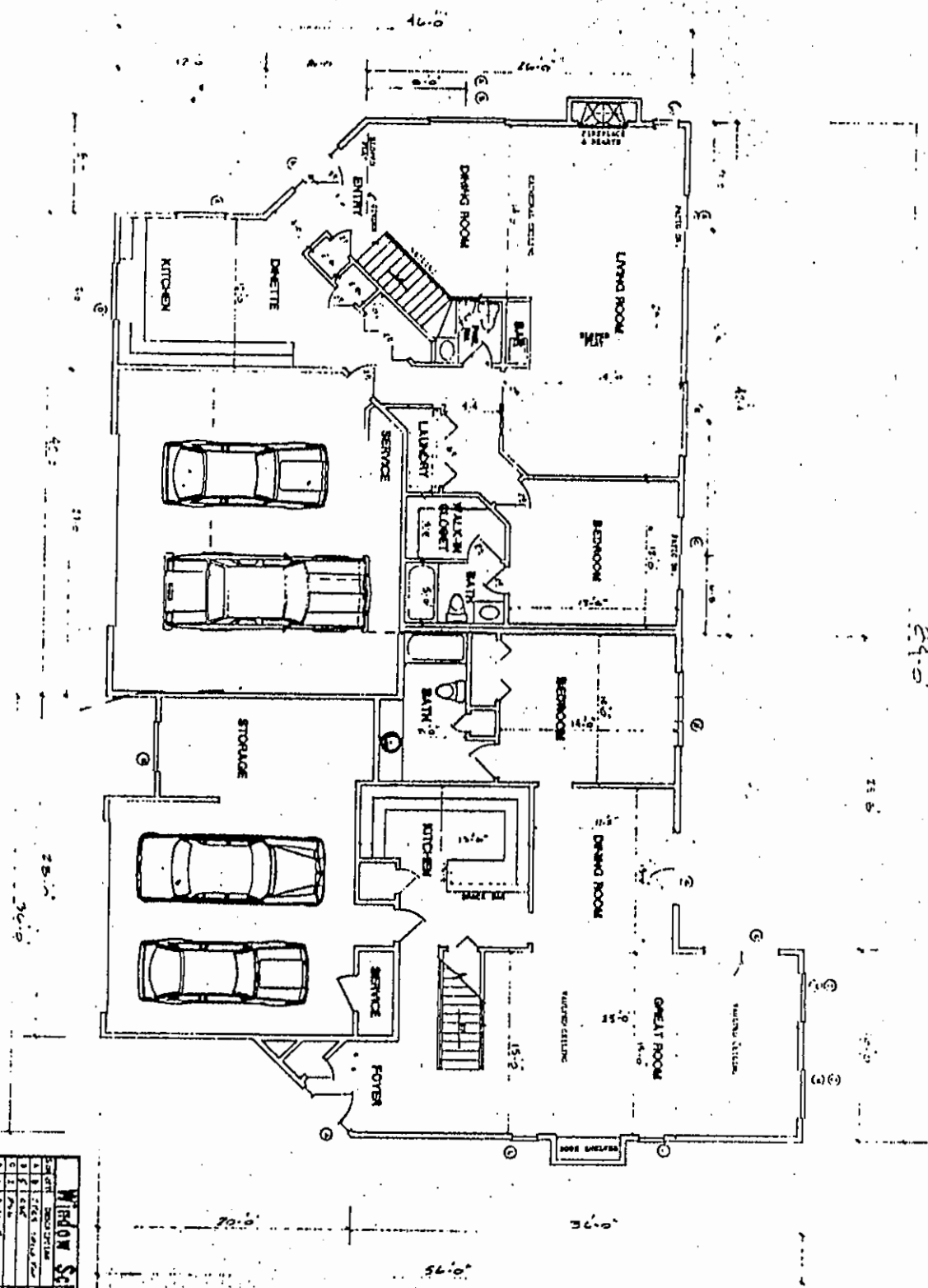
The above and foregoing signatures are hereby authenticated this 25 day of March, 1988.


Michael S. Moen, Member
State Bar of Wisconsin.

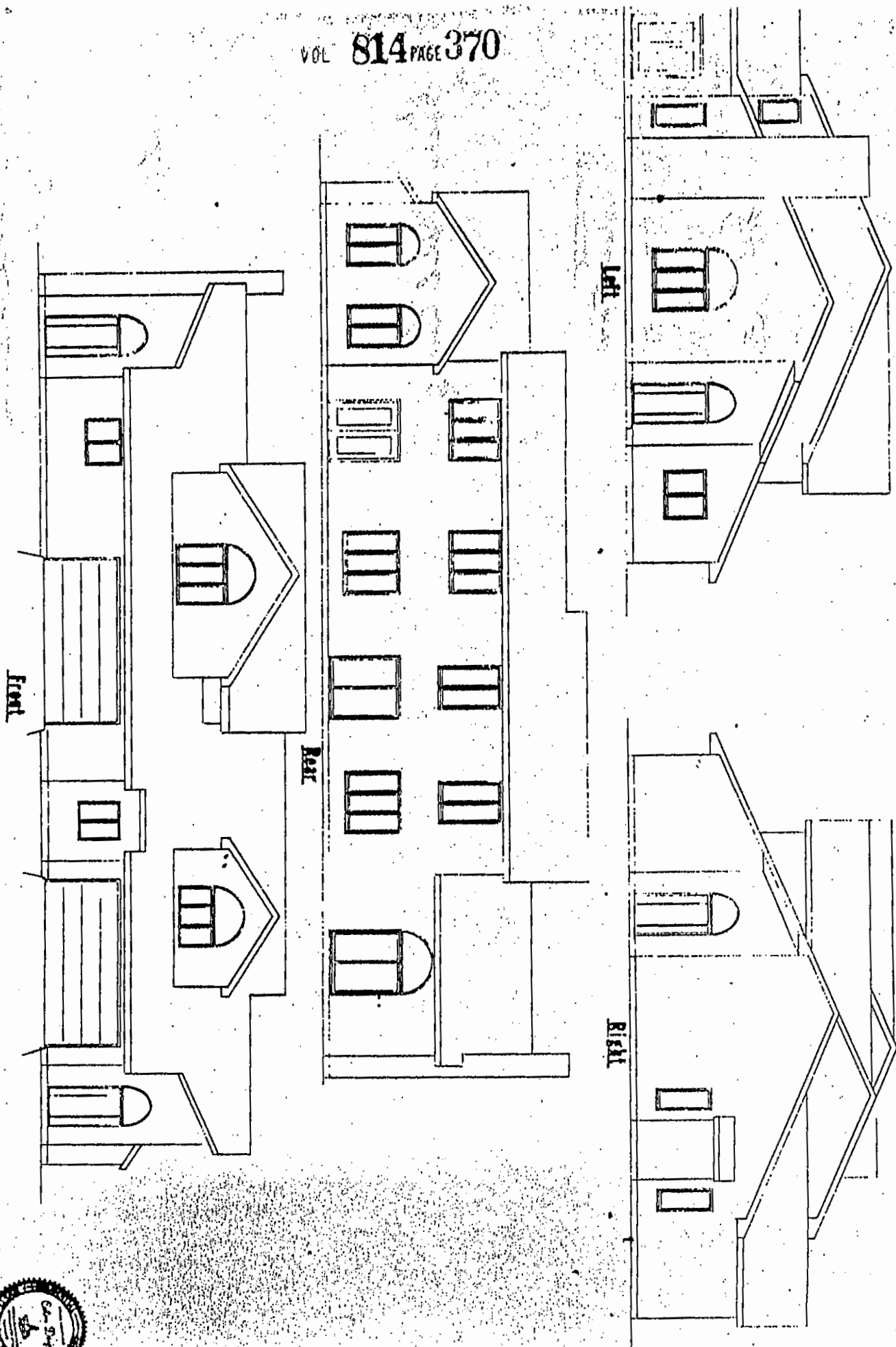
This instrument was drafted by:
MOEN, SHEEHAN, MEYER & HENKE, LTD.
First Bank Place, Suite 700
P.O. Box 786
LaCrosse, WI 54601



Second Floor Plan



Window Schedule	
1	2' x 4' Double Hung
2	3' x 4' Double Hung
3	4' x 4' Double Hung
4	5' x 4' Double Hung
5	6' x 4' Double Hung
6	7' x 4' Double Hung
7	8' x 4' Double Hung
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95	96' x 4' Double Hung
96	97' x 4' Double Hung
97	98' x 4' Double Hung
98	99' x 4' Double Hung
99	100' x 4' Double Hung



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MOEN, SHEEHAN, MEYER & HENKE, LTD.

Established 1853

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Patricia J. Janka

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of Counsel

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Daniel L. Mitley-Paralegal

*also licensed in Minnesota
†also licensed in Iowa

December 21, 1993

River's Walk Condominium Association
c/o Joe Davey, Secretary
404-B Gillette Street
La Crosse, WI 54601

Re: Zoning Change

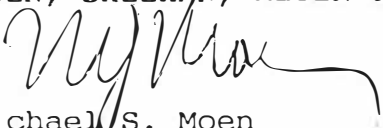
Dear Joe:

Enclosed for your information is a copy of the ordinance passed by the City on November 11, to allow the addition of three season rooms, as we requested. The City made no modifications to our request, so it now stands exactly as we stated in the petition.

As we discussed, the owner's association now has authority and responsibility to consider owners' requests on a case-by-case basis, before an owner can go to the City for a building permit. Call me if you have any questions.

Very truly yours,

MOEN, SHEEHAN, MEYER & HENKE, LTD.


Michael S. Moen
pm

Enclosure

PETITION FOR CHANGE OF ZONE

TO: The Honorable Mayor, Common Council and Planning Commission of the City of La Crosse, Wisconsin

Ladies and Gentlemen:

an

1. The undersigned petitioner(~~s~~) is (~~are~~) ~~the~~ owner(~~s~~) of the following legally described property, to-wit:

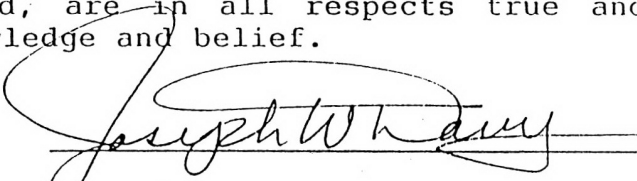
River's Walk Condominium
Gillette Street
La Crosse, WI 54601

2. This property has the following street address (if no street address, describe the property by streets, alleys or adjacent property lines): 402-430 Gillette Street, La Crosse, Wisconsin
3. It is requested that the Zoning Ordinance of the City of La Crosse be amended to reclassify this property from the Planned Development District district to the Planned Development District (*over) district.
4. This property is presently used for residential condominiums
5. This property is proposed to be used for residential condominiums
6. Such rezoning is necessary for the preservation and enjoyment of a substantial property right because (detailed answer):
Some owners have already added porches/three season rooms to their units, others wish to do so now, and others will wish to do so in the future
7. Such rezoning will not be materially detrimental to the public welfare nor to the other property located in the vicinity because (detailed answer): It will not adversely affect the use or appearance of this or neighboring properties and will be harmonious in design and appearance with the existing buildings
- * 8. A list of owners and addresses of land located adjacent and extending 100 feet from the property for which this petition is being filed is attached hereto as Exhibit "A" and made a part of this petition.

*This is a petition to amend the existing PUD to allow each unit owner to add to his or her unit a porch or three-season room in the 10-foot area behind each unit. Construction must be stick-built on site, on concrete patio slabs and accessed through existing sliding glass doors. The design of each unit must be consistent with existing construction and to the extent possible, shall match existing siding and roofing in materials and color. Some variation may be allowed with respect to the size, shape, type, number and location of doors and windows. All additions shall be subject to approval of the Board of Directors of the condominium association, and subject to all municipal and state permits and codes.

- * 9. A list of owners and addresses of land located directly opposite and extending 100 feet from the property for which this petition is being filed, excluding all public right-of-way, is attached hereto as Exhibit "B" and made a part of this petition.
- *10. A list of owner(s) and address(es) of the land included in such proposed change, excluding all public right-of-way, is attached hereto as Exhibit "C" and made a part of this petition.
- 11. A plot plan of this property which accurately describes the existing conditions is attached hereto as Exhibit "D" and made a part of this petition.
- 12. The undersigned depose and state that I (~~was~~) am (~~was~~) ^{an} ~~the~~ owner (~~class~~) of the property involved in this petition and that said property was purchased (~~class~~) by me (~~was~~) on the 15th day of March, 1989.
- 13. I (~~was~~) Joseph W. Davy

_____ being duly sworn, depose and state that I (~~was~~) am (~~was~~) one or more of the owner(s) (~~class~~) of the property involved in this petition and that the foregoing statements and answers herein contained, and the information submitted, are in all respects true and correct to the best of my knowledge and belief.



 Joseph W. Davy

Mailing address: 404B Gillette Street
La Crosse, WI 54603

Telephone: (608) 785-0332

Subscribed and sworn to before me this 7 day of October, 1993.

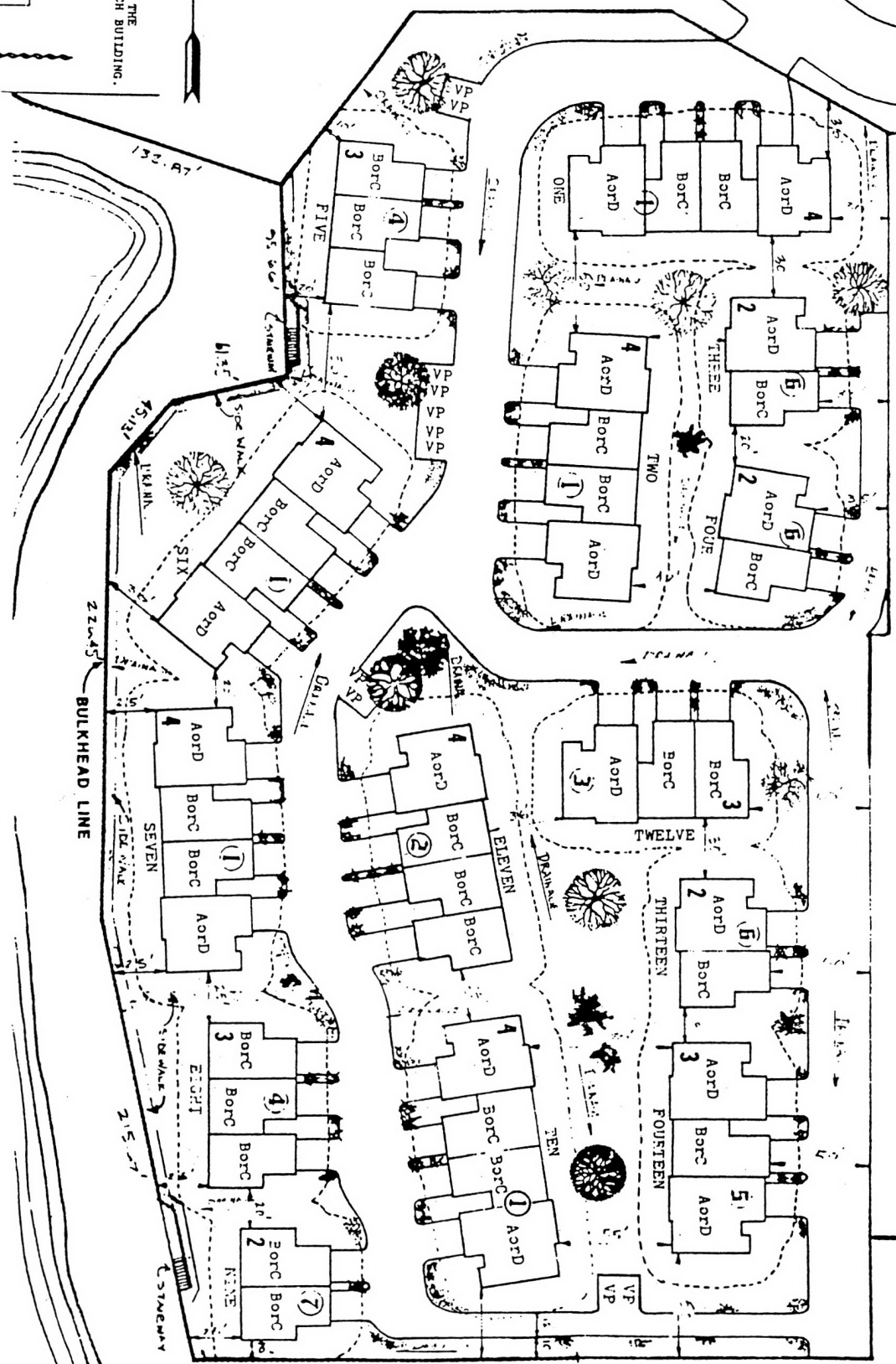


 Notary Public Michael S. Moen

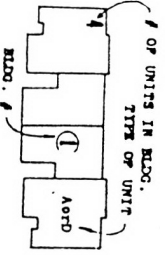
My Commission ~~expires~~: is permanent.

NOTE: This petition must be filed along with a check made payable to the City Treasurer of La Crosse in the amount of \$100.00 not later than 5:00 on the Friday preceding the regularly scheduled Council meeting which is held on the second Thursday of the month.

Items 8, 9 and 10 must be prepared and initialed by the Assessor's Office.



THE NUMBERS SPILLED OUT ARE FOR THE PURPOSE OF IDENTIFICATION OF EACH BUILDING.



UNIT - A - 38' x 46'
 UNIT - B - 28' x 46'
 UNIT - C - 28' x 46'
 UNIT - D - 38' x 46'

BLDG. / SIZE
 1 - 4-plex
 2 - 4-plex
 3 - 3-plex
 4 - 3-plex

/ SIZE
 1 - 3-plex
 2 - 3-plex
 3 - duplex
 4 - duplex

RIVER'S WALK - P.U.D.
