



Amendment to the By-Laws of
River's Walk Association, Inc

Document Number

Document Title

1738277

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

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Recording Area

Name and Return Address

River's Walk Condominiums
430-D Gillette St
La Crosse, WI 54603

Parcel Identification Number (PIN)

LEGAL DESCRIPTION

All of units 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 5C, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8C, 9A, 9B, 10A, 10B, 10C, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 13A, 13B, 14A, 14B & 14C; AMENDED RIVERS WALK CONDOMINIUM PLAT: Recorded in Volume 2, Page 26 of Condominium Plats as Document Number 1006586: Located in the Register of Deeds Office, La Crosse County, Wisconsin.

Drafted by: Scott A. Schnell, Treasurer of River's Walk Association, Inc.

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

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

**AMENDMENT to the BY-LAWS
of
RIVER'S WALK ASSOCIATION, INC**

The undersigned, as Secretary of River's Walk Condominium Association, Inc. does hereby certify that at a duly called meeting of the Association on October 10, 2019, the following amendments to the By-Laws of the Association (recorded in the Office of the Register of Deeds for La Crosse County, Wisconsin, on November 9, 2016 as Document Number 1685005) were approved by the affirmative vote of the required number of unit owners to be effective immediately:

Section 1.07 (k) of the By-Laws (page 6 of said document) is hereby revoked and recreated as follows:

1.07 General Powers of the Board

(k) To sue or be sued on behalf of all Unit Owners. Notwithstanding, the board may not commence litigation on behalf of the unit owners, other than a small claims action, unless authorized by an affirmative vote of the Voting Members having a majority of the total votes present at a meeting of the unit owners at which a quorum is present.

Section 3.04 of the By-Laws (page 16 of said document) is hereby revoked and recreated as follows:

3.04 Animals

No animals of any kind, including but not limited to livestock, chicken, or fowl, shall be raised, bred, housed, quartered, or kept on or in any unit, common element or limited common element except that dogs, cats and other ordinary household pets may be kept and housed in Units, subject to Rules and Regulations adopted by the Board, provided they are not kept, bred, housed or maintained for any commercial purpose. Owners of units may keep one (1) domestic dog, no more than two (2) domestic cats, OR one (1) dog and (1) one cat.

Rule #10 of RULES AND REGULATIONS OF RIVER'S WALK CONDOMINIUMS (page 29 of said document) is hereby revoked and recreated as follows:

All Unit Owned pets must register immediately with the Association's "pet registrar".

All visitor pets that will be on premise for more than 1 hour, must also be registered immediately with the Association's "pet registrar" with the limitation of a 48 hour stay. Unit owners are allowed to have one visiting pet at a time.

Resident dogs may weigh no more than 35 pounds (adult weight).

Any such domestic animals kept as pets must be restrained, confined and kept off the limited common elements of other unit owners. All animals must be supervised and on a leash not to exceed six (6) feet at all times. Animals shall not be tied up outside or left unattended at any time. Animals shall not be kept in garages. No kennels, pens, runs or underground electric fences used for purposes of constraining and confining any domestic household pet shall be permitted on the property.

Unit owners shall be responsible for immediately removing 100% of their pet's waste. Failure to do so will result in an assessment of \$100 per occurrence which must be paid immediately. Any common element property damage will be the full responsibility of the unit owner and the owner shall pay for any and all expenses involved in or restoring damaged property to its original condition.

Approved domestic pets must be kept quiet and orderly so as to not disturb the peaceful enjoyment of other unit owners. The unit owner shall be financially responsible for any personal injury or personal property damage caused by a pet to any other personal property or limited common elements.

If any animal causes or creates a nuisance or disturbance, the unit owner shall be given written notice by the Board to correct the problem and, if not corrected, the unit owner, upon three (3) day's notice, shall permanently remove the animal from the property.

In the event that any unit owner shall violate any provision of this By-Law or the applicable Rules, the Board may levy a special assessment of \$500.00 against such owner which shall be due with the regular monthly maintenance assessment. Each month that the violation shall continue to occur shall be a separate violation and subject to assessment. Any such assessments that are not paid when due may be collected in the manner provided in Section 2.07 of the By-Laws. Violations of this By-Law are further subject to remedies described in Article VI.

RIVER'S WALK ASSOCIATION, INC.

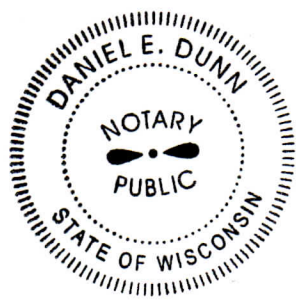
By: Sheri Rochester
Secretary: Sheri Rochester

STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

ss.

This instrument was acknowledged before me on DEC, 18, 2019, by
Sheri Rochester, as Secretary of River's Walk Association, Inc.

[Signature]



Notary Public, State of Wisconsin
My Commission Expires: is permanent
DANIEL E. DUNN
Printed Name