

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



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Document Number

Document Title

1782339

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 President of River's Walk Condominium Association, Inc. does hereby certify that at a duly called meeting of the Association on October 7, 2021, 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 3.03 of the By-Laws (page 16 of said document) is hereby revoked and recreated as follows:

3.03 Exterior Exposure of Buildings

No sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof, without the prior consent of the Board. However, unit owners or occupants are allowed to place a reasonable number of decorations in the limited common element area of their unit. When a complaint is received about excessive decorations, the Board will investigate and determine if a unit is in violation of this By-Law, and inform that owner/occupant of such violation. See Requirements and Restrictions for the Installation of Awnings.

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. 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.

Rule #11 of RULES AND REGULATIONS OF RIVER'S WALK CONDOMINIUMS (page 30 of said document) is hereby revoked and recreated as follows:

Any damage to the general Common Elements or common personal property caused by an Owner or Owner's guests or family members shall be repaired at the expense of that Owner. A \$50.00 charge will be made for all checks returned by the bank for any reason.

Rule #20 of RULES AND REGULATIONS OF RIVER'S WALK CONDOMINIUMS (page 31 of said document) is hereby revoked and recreated as follows:

Any assessment must be paid immediately.

A warning is given for the first infraction. \$100 for the second infraction; \$250.00 for the third infraction and \$500.00 for the fourth infraction. The same infraction that extends beyond 30 days is a second infraction. The same infraction that extends past 60 days is a third infraction. If the infraction extends beyond ninety days, the assessment is \$500.00 for every thirty days until the infraction is resolved.

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.

Rule #21 of RULES AND REGULATIONS OF RIVER'S WALK CONDOMINIUMS (page 31 of said document) is hereby created as follows:

The foregoing regulations are subject to amendment and to the promulgation of further regulations.

Rule #10 of RULES AND REGULATIONS OF RIVER'S WALK BEACH AND BOAT DOCKS FOR BOAT SLIP LEASE OWNERS (page 33 of said document) is hereby revoked.

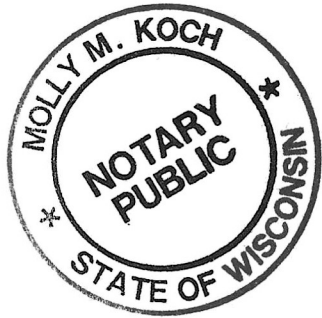
Rule #11 of RULES AND REGULATIONS OF RIVER'S WALK BEACH AND BOAT DOCKS FOR BOAT SLIP LEASE OWNERS (page 33 of said document) is hereby revoked.

RIVER'S WALK ASSOCIATION, INC.

By: Nicholas R Berry
President: Nicholas R. Berry

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

This instrument was acknowledged before me on October 8th, 2021, by
Nicholas R. Berry, as President of River's Walk Association, Inc.



Molly M Koch
Notary Public, State of Wisconsin
My Commission Expires: 4/23/2025
Molly M Koch
Printed Name