

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



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LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

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Document Title

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. DECLARATION OF CONDOMINIUM recorded in Volume 746, Page 241 as Document Number 968904.

Drafted by: Scott A. Schnell, Member 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.

WRDA Rev. 12/22/2010

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 November 30, 2023, 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, television antenna or Satellite Dish 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 and Rules and Regulations for Installation of Satellite Dish.

Rule #13 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).

Pet therapy dogs are allowed regardless of weight. The dog must be fully trained, licensed and certified by the American Kennel Club (AKC). The owner must provide documentation prior to the dog being allowed full time at the owner's residence.

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.

The **RULES AND REGULATIONS FOR INSTALLATION OF SATELLITE DISH ON RIVERS WALK CONDOMINIUMS** (page 34 of said document) is hereby revoked and recreated as follows:

1. The attached "SATELLITE DISH INSTALLATION APPLICATION" to be submitted to the River's Walk Board of Directors specifying the dish brand, installing dealer, and location of dish. (See recommended dish location.)
2. No satellite dish may be installed where it would be in the line of vision of the neighbors to the right or left of the installation or installed on top of the roof where it will be visible to the other owners.
3. Cables will be well hidden and go directly to a building corner from the chimney. Wall or roof and follow the corner to the base of the siding or to the ground and into the condo. Cables will be well secured in all runs so that there is no visible line sag.
4. The homeowner has the responsibility for all water damage and roof repair resulting from satellite dish installation.
5. No temporary or rental satellite dishes will be allowed in any location.
6. It is the responsibility of the current owner to ensure that the new owner is aware of all River's Walk rules and regulations as they pertain to the satellite dish installation, maintenance, removal and liability. Buyer awareness will be assured by means of the **Satellite Acknowledgement Letter** signed by both the current owner(s) and new owner(s).
7. If the buyer does not want the satellite dish, the current owner(s) and buyer(s) can negotiate the removal of the existing dish following the rules and regulations pertaining to removal.
8. If the buyer does want a satellite dish and there is a current dish, please see six (6). The buyer will need to complete the **Satellite Dish Installation Application**.
9. A certificate of insurance is required for the removal or installation of a satellite dish.
10. There is a restriction to only one (1) satellite dish per unit.

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 12/04/2023, 2023, by
Nicholas R. Berry, as President of River's Walk Association, Inc.



Amanda L. Kirk

Notary Public, State of Wisconsin
My Commission Expires: 3/23/2025

AMANDA L KIRK
Printed Name