

DISCLOSURE MATERIALS

CHIEF LAKE LODGE CONDOMINIUM Hayward, Wisconsin

Declarant:
Beverly Licciardone
7444N Pats Landing Road
Hayward, WI 54843

1. THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.
2. THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRED BY LAW MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENT MAY NOT BE LEGALLY BINDING.
3. YOU MAY AT ANY TIME WITHIN FIVE BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU MAY, WITHIN FIVE (5) BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS, DELIVER A REQUEST FOR MISSING DOCUMENTS, YOU MAY, AT ANY TIME WITHIN FIVE (5) BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE.

INDEX OF DISCLOSURE MATERIALS

The disclosure materials the Declarant is required by law to provide to each prospective condominium purchaser contain the following documents and exhibits:

1. DECLARATION. The Declaration establishes and describes the condominium, the Units, and the Common Areas. The Declaration begins on page 1.
2. UNIT PLANS AND MAP. The Declarant has provided a Unit Plan of the unit being offered for sale and a map of the Condominium which shows the location of the Unit you are considering and all facilities and Common Areas which are a part of the Condominium. The Unit plan and map being on page 13 & 14.
3. BY LAWS. The operation of the condominium is governed by the Association of which each Unit Owner is a member. Powers, duties and operation of the Association are specified in the By-Laws. The By-Laws begin on page 15.
4. ANNUAL OPERATING BUDGET. The Association incurs expenses for the operation of the Condominium which are assessed to the Unit Owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The budget is set forth as an attachment hereto.
5. EXPANSION PLANS. Declarant has not reserved the right to expand the condominium except as set forth in the Declaration.

DECLARATION OF CONDOMINIUM OWNERSHIP
CHIEF LAKE LODGE CONDOMINIUM
HAYWARD, WISCONSIN
TABLE OF CONTENTS

	PAGE
ARTICLE I. INTENT	1
ARTICLE II. DESCRIPTION OF LAND	1
ARTICLE III. DESCRIPTION OF UNITS	1
ARTICLE IV. INTERPRETATION OF PLANS	2
ARTICLE V. UNITS	2
ARTICLE VI. COMMON ELEMENTS	3
ARTICLE VII. LIMITED COMMON ELEMENTS	4
ARTICLE VIII. INTERPRETATION OF CONDOMINIUM PLAT	4
ARTICLE IX. AGENT FOR SERVICE OF PROCESS	4
ARTICLE X. ASSOCIATION OF UNIT OWNERS	4
ARTICLE XI. VOTING RIGHTS AND DECLARANT CONTROL	5
ARTICLE XII. EXPANDABILITY	6
ARTICLE XIII. BYLAWS, RULES AND REGULATIONS	7
ARTICLE XIV. COMPLIANCE	7
ARTICLE XV. MAINTENANCE AND REPAIR OF UNITS	7
ARTICLE XVI. MAINTENANCE AND REPAIR OF LIMITED COMMON ELEMENTS	7
ARTICLE XVII. MAINTENANCE AND REPAIR OF COMMON ELEMENTS	8
ARTICLE XVIII. ASSOCIATION'S RIGHT OF ENTRY FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION.	8
ARTICLE XIX. EASEMENTS	8
ARTICLE XX. INSURANCE	9
ARTICLE XXI. COMMON EXPENSES AND SURPLUSES	9
ARTICLE XXII. SEPARATE TAXATION	10
ARTICLE XXIII. UTILITIES	10
ARTICLE XXIV. PETS, NUISANCES	10

ARTICLE XXV.	CONVEYANCE AND DISPOSITION	11
ARTICLE XXVI.	CONDEMNATION	11
ARTICLE XXVII.	AMENDMENT	11
ARTICLE XXVIII.	REVOCATION	11
ARTICLE XXIX.	ARBITRATION OF DISPUTES	11
ARTICLE XXX	SEVERABILITY AND INTERPRETATION	12
EXHIBIT A.	LOCATION OF BUILDINGS, CONDOMINIUM PLAT	13
EXHIBIT B.	FLOOR PLANS OF CONDOMINIUM UNITS	14

DECLARATION OF CONDOMINIUM

OF

CHIEF LAKE LODGE CONDOMINIUM

The Declaration of Condominium is made under the
Condominium Ownership Act, Chapter 703 of the Wisconsin
Statutes, by Beverly Licciardone, hereinafter referred to as the
"Declarant".

I. INTENT.

It is the intent of the Declarant, pursuant to this Declaration of Condominium, to submit the land and improvements described herein to condominium ownership and use in the manner provided by the Wisconsin Condominium Ownership Act.

II. DESCRIPTION OF LAND.

The land subject to this Declaration is owned by the Declarant and is more fully described in Exhibit "A", attached hereto and incorporated herein by reference as though fully set forth. It is located in the Township of Hayward, County of Sawyer, State of Wisconsin. The mailing address is 7444N Pats Landing Road, Hayward, WI 54843

III. DESCRIPTION OF UNITS.

There are presently existing Fourteen (14) units shown on the condominium plat. A Survey Plan of the land showing the location of said units and proposed units is attached to this Declaration as Exhibit "A" and shall hereafter be referred to as the "Condominium Plat". Diagrammatic floor plans showing the approximate dimensions and floor area of each building and proposed buildings on the land is attached to this Declaration as Exhibit "B".

The Units are intended for residential use, EXCEPT Unit 12 which is a currently a commercial bar and restaurant open to the public. However, said Unit reserves the right to revert to residential use.

PAULA CHISSE
SAWYER COUNTY, WI
REGISTER OF DEEDS

339218

06/02/2006 9:40 AM

RECORDING FEE 37.00
Pages 14

Thomas W. Duffy
P.O. Box 965
Hayward, WI 54843

010-840-36-5305
010-840-36-5409

Parcel Number

37-

IV. INTERPRETATION OF PLANS.

If there is any minor variance between (a) any existing physical boundaries of any unit, common or limited common element and (b) this Declaration or Condominium Plat as recorded, the former shall be conclusively presumed to be its boundary. The same presumption shall apply to any authorized repair or reconstruction. However, in the event of a significant variance, the Condominium Plat or Declaration shall control.

V. UNITS.

Units are identified on the condominium plat by a number designation. Units are that part of the condominium intended for the exclusive use of each unit's owner, his, her or their family, and those persons authorized to use or occupy each unit. The boundaries of each building in each unit are as follows:

- a) The upper boundary shall be the exterior surface of the roof.
- b) The lower boundary shall be the surface of the ground situated beneath the first floor, excavated as applicable to a depth sufficient for a crawl space foundation, slab, or basement together with an outside entrance, and any attached decks and steps.
- c) The side boundaries shall be the vertical planes of the exterior wall surfaces of each unit, and shall include all windows and doors, window and door frames and accessories, roof overhangs and gutters, attached decks, deck railings, and steps.
- d) In addition, included within each unit shall be the following items even though all or part of the items may be outside of the above described buildings.
 - 1) All floor, baseboard, wall and ceiling mounted electrical switches, outlets and fixtures, junction boxes serving them and wiring connecting such junction boxes and switches, outlets and fixtures, but excluding electric supply wire.
 - 2) All plumbing fixtures and pipes situated within the perimeter of each building.
 - 3) All heating devices located within each building and all appurtenant pipes, wires and valves.
 - 4) Wells: Units 1 through 9, 12 and 13 share a common well. Units 10, 11, and 14 have their own well. All unit owners sharing a well shall share in the electricity, maintenance, repair, and replacement of said well.

5) Septic systems: Units 1 and 2 share a holding tank, Units 3 and 12 share a mound system, Units 4, 5, and 9 share a conventional septic system, Units 6 and 7 share a holding tank, Units 10, 11, and 14 have their own septic systems.

All parties sharing septic system(s) shall share in any pumping, repair or maintenance of that system.

VI. COMMON ELEMENTS.

"Common Elements" without intending to limit the terms, include:

- a) The land described in Exhibit "A" (including that land upon which each building is located, including walkways, driveways, landing, stairs, parking areas not designated as "Limited Common Elements, and fences, if any, located thereon.
- b) All recreation areas along the shoreline including the beach.
- c) Common driveways and roads within the condominium grounds
- d) All paths and stairways for use of passage across condominium grounds.
- e) All utility components not expressly designated as part of a "Unit", or "Limited Common Element", including plumbing, mechanical systems for well water, electric and telephone lines where existing and appurtenant components thereto which serve more than one unit.
- e) All tangible personal property and fixtures, if any, acquired by the Chief Lake Lodge Condominium Association (hereafter referred to as the Association) for use in the operation, maintenance and management of the condominium.
- f) All other parts of the property, necessary or convenient to the existence, maintenance and safety of the condominium as a whole that are normally of common use or benefit.

The Common Elements are owned by the Unit Owners, each having an undivided 1/14th interest therein. Each Unit Owner, his, her or their assigns, successors in interest, agents, employees, lessees, sublessees, mortgagees or licensees may use the Common Elements in accordance with the purpose for which they were intended, according to this Declaration, the Bylaws of the Association, Rules and Regulations adopted by the Association, and the Wisconsin Condominium Ownership Act.

However the portions of the common elements designated as limited common elements may be used only by the unit Owner of the Unit to which their use is limited in

this declaration and in the Association Bylaws, and by those persons authorized by the Unit Owners to use their respective limited common elements.

VII. LIMITED COMMON ELEMENTS.

The "Limited Common Elements", without intending to limit the term include:

The Limited Common Elements are shown on the plat, Exhibit "A" including dock space as designated on the plat. Those units sharing docks shall share in the maintenance and/or replacement of said dock.

- a) The Limited Common Elements respectively are reserved for the exclusive use and possession of the Owner of the Unit to which each Limited Common Element pertains and to that Owner's assigns, successors in interest, lessee, sublessees, invitees and licensees.

VIII. INTERPRETATION OF CONDOMINIUM PLAT.

If there is a minor variance between (a) any existing physical boundaries of any unit, common or limited common element and (b) this Declaration or Condominium Plat as recorded, the former shall be conclusively presumed to be its boundary. The same presumption shall apply to variances resulting from any duly authorized repair or reconstruction. These presumptions apply only to variations within the condominium. A significant variance shall require a corrected survey and condominium plat, to be paid for and recorded by the Association.

IX. AGENT FOR SERVICE OF PROCESS.

The initial Resident Agent for service of legal process, as well as for the condominium generally, shall be Beverly Licciardone. The Resident Agent shall also serve, as required by law, as the Registered Agent of the Association of Unit Owners. The Association, may, at any time, designate a Successor Agent, upon Resolution of its Board of Directors.

X. ASSOCIATION OF UNIT OWNERS.

All Unit Owners shall be members of Chief Lake Lodge Condominium Association. The operation of the condominium shall be vested in the Association. The powers and duties of the Association shall include those set forth in the Association Bylaws, the Wisconsin Condominium Ownership Act, and this Declaration. No Unit Owner, except an officer of the Association, or member of its Board of Directors shall

have any authority to act for the Association. Notwithstanding any express or implied powers given to the Association by its Bylaws as adopted, the Association shall not be entitled to do any of the following acts, except as provided by statute in cases of condemnation or substantial loss to the units of the condominium project, unless three-quarter (3/4) of the first mortgagees (based upon one (1) vote for each first mortgage owned), and three-fourths (3/4) of the Unit Owners shall have given their prior written approval.

- a) By act or omission, seek to abandon or terminate the condominium project.
- b) Change the pro-rata interest or obligations of any individual condominium unit for the purpose of:
 - I) levying assessments or charges or allocated distributions of hazard insurance proceeds or condemnation awards, or,
 - II) determining the pro-rata share of ownership of each condominium unit in the common elements.
- c) Partition or sub-divide any condominium unit which shall include the division of a unit into so-called "Time Shares" whereby blocks or units of time are sold to third parties.
- d) By act or omission, seek to abandon, partition, sub-divide, encumber, sell or transfer the common elements.
- e) Use hazard insurance proceeds for losses to any condominium property whether to units or to common elements, for other than the repair, replacement or reconstruction of such condominium property.

XI. VOTING RIGHTS AND DECLARANT CONTROL.

There shall be one person with respect to each Unit Ownership who shall be entitled to vote at any meeting of the Owners. Such person shall be known and hereinafter referred to as a "voting member". Such voting member may be the Owner of one of the group composed of all of the Owners of a Unit or may be some person designated by such Owner or Owners to act as proxy on his or their behalf and who need not be an Owner. Such designation shall be made in writing to the Board and shall be revocable at any time by actual notice to the Board and shall be revocable at any time by actual notice to the Board of the death or judicially declared incompetence of any

designator, or by written notice to the Board by the Owner or Owners. If more than one person owns a unit, the One (1) vote attributed to that Unit shall be cast unanimously by all the Unit's owners, or it shall not be counted. There shall be no fractional vote. Any and all of such Owners may be present at any meeting of the voting members and (those constituting a group acting unanimously) may vote or take other action as a voting member either in person or by proxy. Notwithstanding the provisions above, and except as provided below, the Declarant hereby expressly reserves the right to exercise all powers and responsibilities of the Unit Owners Association as assigned to it by this Declaration, the Association by-Laws and Chapter 703 of the Wisconsin Statutes. The period of Declarant control shall begin on the date the first condominium unit is conveyed by Declarant to any person or entity other than the Declarant. The period of Declarant control shall end upon the earlier of the following:

- (a) The expiration of three years following commencement of Declarant control.
- (b) The expiration of 30 days after the conveyance of 75% of the Common Element interest to purchasers.

Notwithstanding the above, the Unit Owners, other than the Declarant shall be permitted to elect directors of the Unit Owners Association as expressly granted in Section 703.15(2)(d) and (f) of the Wisconsin Statutes (2001-2002).

XII. EXPANDABILITY.

There are no expansion plans for the condominium EXCEPT the following:

Construction of Unit 14 and construction of garage at Unit #10 and #11

Possible construction of additional garages and storage buildings as shown on the plat.

Declarant reserves the right to change the location of the above additions, if required, to achieve the best development in the opinion of the Declarant. Said buildings shall be the general size as shown on the Condominium Plat, but Declarant reserves the right to change the size. The additional improvements shall be compatible with and shall be the same or similar quality of construction and material as the existing improvements.

XIII. BYLAWS, RULES AND REGULATIONS.

The Association may promulgate and amend such reasonable bylaws, rules and regulations as necessary and desirable to carry out the purposes and intents of this Declaration, to promote the harmonious usage of the Common Elements and to cause each Unit Owner to be free from any unreasonable interference with the use of such Owner's Unit and appurtenant Limited Common Element.

XIV. COMPLIANCE.

Each unit owner and any person using the property in any manner shall comply strictly with the terms of this Declaration, the By-Laws and the Rules adopted pursuant thereto, as either of the same are amended from time to time, as well as the Wisconsin Condominium Ownership Act. All decisions, contracts, agreements and determinations duly made by the Association in accordance with its Articles and By-Laws shall be binding on all Unit Owners whether they participated in such action or not. Failure to comply shall be grounds for an action to recover damages or to obtain injunctive relief, or both, maintainable by the Association or in a proper case, by an aggrieved Unit Owner.

XV. MAINTENANCE AND REPAIR OF UNITS.

Each Unit Owner shall be responsible for the maintenance, repair, reconstruction, and appearance of his, her or their Unit. Each unit shall be maintained in good condition, appearance and repair at all times. This responsibility shall extend to and include the Limited Common Elements associated with each unit.

In the event any unit or Limited Common Element is not properly maintained or repaired, the Association may perform such maintenance and assess the Owner of the appurtenant Unit the reasonable cost thereof. Any repair of the Limited Common Element must be completed within one (1) year of commencement.

XVI. MAINTENANCE AND REPAIR OF LIMITED COMMON ELEMENTS.

Each Unit Owner shall be responsible for the maintenance, repair, reconstruction and appearance of his, her, or their Limited Common Element.

In the event any Limited Common Element is not properly maintained or repaired the Association may perform such maintenance and repair and assess the Owner of the appurtenant Unit the reasonable cost thereof.

XVII. MAINTENANCE AND REPAIR OF COMMON ELEMENTS.

The Unit Owners shall be jointly responsible for the maintenance, repair and appearance of the Common Elements. In the event that any Unit Owner is remiss in fulfilling the above responsibilities the Association may perform them and assess the errant Owner the proportionate reasonable cost thereof.

XVIII. ASSOCIATION'S RIGHT OF ENTRY FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION.

The Association shall have an irrevocable right and an easement to enter Units, and Common Elements for the purpose of maintenance, repair, and reconstruction specified in provisions XV and when repairs reasonably appear necessary for public safety to prevent damage to other portions of the condominium. Except in cases involving manifest danger to public safety or property, the Association shall make a reasonable effort to give notice to the Owner of any Unit to be entered for such purposes. No entry by the Association for these purposes may be considered a trespass.

XIX. EASEMENTS AND RESERVATIONS.

a) For Utilities. The Unit Owners, the Association, and the Declarant (until such time as their interest in the property terminates) shall each have easements for utility purposes, over, under, along and on any part of any unit, the Limited Common Elements and Common Elements.

b) For maintenance, Alteration, and Repair. Each Unit Owner shall have an easement over and into the surfaces of the Limited Common Elements and Common Element abutting his, her, its or their unit for the purpose of maintenance, alteration and repair provided that this easement shall not be construed so as to allow the owner to impair the structural integrity of any portion of the property or to change the boundaries of the unit, or to interfere with the rights of the other Unit Owners in the Limited Common Elements or Common Element.

c) Easements Run With the Land. All easements and rights set forth in this Declaration run with the land and are subject to the reasonable control of the Association. No Unit Owner shall do any work which would jeopardize the soundness or safety of the property, reduce the value thereof or impair any easement

or hereditament without first obtaining, in every such case, the written consent of the other Unit Owners. The condominium shall be subject to the following easements:

XX. INSURANCE.

Each Unit Owner shall obtain fire, casualty, and extended coverage insurance for their property insuring it against loss or damage by fire and other hazards for not less than the full replacement value of the property. The Association shall also obtain appropriate liability insurance, insuring Unit Owners, their assigns, successors in interest, agents and employees, against claims arising out of their ownership of, use, presence on or any other association with the Common Elements of the condominium. Such coverage shall be written on the property in the name of the Association as trustee for each of the Unit Owners, both collectively and individually, and their first mortgagees, as their interest may appear. The Proportion of coverage attributable to each unit shall be determined by a qualified insurance agent or broker selected by the Association in accordance with the percentage interest in the common elements. That same proportion shall be used to determine how much of the total premium charges for each year shall be assessed to each unit owner.

Insurance proceeds derived from fire and other hazard insurance shall be disbursed by the trustees to the Unit Owners and/or their mortgagees as their interests may appear. In the event of damage or destruction to all or part of any Unit or the Common or Limited Common Elements of the condominium, the Unit Owners, in conformance with their responsibilities set forth in provisions XV shall promptly undertake its repair or reconstruction to its former condition or one compatible with the remainder of the condominium. The cost of such repair or reconstruction which exceeds available insurance proceeds shall be born singly or jointly by the Unit Owners in accordance with their responsibilities set forth in provisions herein. Similarly, any surplus in insurance proceeds over construction costs shall be disbursed on the same basis. All plans for repair or reconstruction must be submitted to and approved by the Association prior to the commencement of construction.

XXI. COMMON EXPENSES AND SURPLUSES.

The expenses incurred by the Association in performing its responsibilities or otherwise duly incurred shall be called "Common Expenses". The Common Expenses

shall be charged to the Unit Owners according to their percentage interest of each in the Common Elements except for insurance premiums, which shall be separately determined.

All Unit Owners shall be liable for all assessments, or installments thereof, coming due while owning a unit. Liability for assessments may not be avoided by waiver of the use and enjoyment of any Common Elements or by abandonment of the unit for which the assessments are made. All assessments, until paid, together with interest thereon not exceeding the highest rate then permitted by law and the actual costs of collection, shall constitute a lien on the unit on which it is assessed. The assertion and release of such lien shall be governed by Section 703.16 of the Wisconsin Condominium Ownership Act. However, this lien shall not apply to the interest of a first mortgage lender or a buyer in foreclosure proceedings who acquired his, her, its, or their interest pursuant to foreclosure proceedings or at a foreclosure sale. Any Common Surpluses of the Association may be distributed among the Unit Owners or credited against any assessments outstanding against a Unit Owner in the same percentage governing the assessment.

XXII. SEPARATE TAXATION.

Every unit and its percentage interest in the Common Elements shall be deemed to be a separate parcel and subject to separate assessments and taxation for all types of taxes authorized by law including but not limited to, special ad valorem levies and special assessments. In the event that, for any year, such taxes are not separately taxed to each Unit Owner, but are taxed on the property as a whole, then each unit Owner shall pay his proportionate share thereof in accordance with the relative value of his or her unit, determined by the purchase price compared to the aggregate value of all units, determined by the aggregate purchase prices.

XXIII. UTILITIES. Each unit owner shall bear the cost to install their own electric meter, telephone and satellite TV. Each unit owner shall install their own LP tank.

XXIV. PETS, NUISANCES.

No animals of any kind shall be raised, bred or kept in any Unit, Limited Common Area or in the Common Elements other than household pets.

XXV. CONVEYANCE AND DISPOSITION.

The legal description of each unit for all conveying purposes shall consist of a number designation as shown on the Condominium Plat recorded with this Declaration. Every deed, lease, mortgage or other instrument may legally describe a unit by its identifying number as shown on the plat, and every such description shall be deemed good and sufficient for all purposes, as provided by the Act. Each unit shall consist of the space enclosed and bounded as described in paragraph III above. Each Unit Owner shall have the right to mortgage or encumber his respective unit, together with his respective ownership interest in the Common Elements. No Unit Owner shall have the right or authority to mortgage or otherwise encumber in any manner whatsoever the property or any part thereof, except his own Unit and his own respective ownership interest in the Common Elements.

XXVI. CONDEMNATION.

In the event of condemnation proceedings commenced against the condominium, including any Unit, Common Elements or portion thereof, the allocation of any award shall be governed by Section 703.19(3) of the Wisconsin Statutes, except that before a Unit Owner shall be paid any portion of the award, any unpaid first mortgagee of his interest shall be paid in full.

XXVII. AMENDMENT.

This Declaration may be amended only with the written consent of 75% of all unit owners and their first mortgagees. Any amendment so adopted shall be certified by the President and Secretary of the Association in a form suitable for recording and shall become effective upon recording with the Sawyer County Register of Deeds.

XXVIII: REVOCATION

This Declaration may be revoked and the property removed from the provisions of the Wisconsin Condominium Ownership Act by a duly recorded instrument to that effect. Section 703.28 of the Wisconsin Condominium Ownership Act shall govern such removal.

XXIX: ARBITRATION OF DISPUTES.

In the event the Unit Owners, per se, or as members or officers of the Association can not resolve differences of opinion on serious matter(s) which must be resolved in

order that the intents and purposes of this declaration be carried out, any such disputant may give written notice to all Unit Owners that the matter(s) will be submitted for arbitration if not resolved within five days.

Upon receipt of this notice the disputants shall review the matter(s) in an effort to resolve them. If they remain unresolved at the end of the five (5) day period, the disputants shall attempt to agree on an arbitrator. If they can not, they shall each name a proposed arbitrator, and the two proposed arbitrators shall select a 3rd person and the three shall serve as an arbitration panel chaired by the 3rd person to resolve the dispute. The expense of the arbitration shall be shared equally by the disputants.

XXX: SEVERABILITY AND INTERPRETATION.

The invalidity of any provision of this Declaration or any part thereof, shall not impair or affect in any manner the validity, enforceability or effect of the rest of the Declaration. The intent of this Declaration is to comply with Chapter 703 of the Wisconsin Statutes. It shall be liberally construed in favor of enforceability.

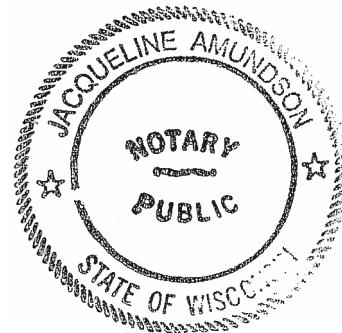
Dated this 2nd day of June, 2006.

STATE OF WISCONSIN)
)SS
COUNTY OF SAWYER)

Personally came before me this 2nd day of June, 2006, the above named Beverly Licciardone, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires 11-1-

This instrument drafted by
Thomas W. Duffy, Attorney
Hayward, WI 54843





ALL MONUMENTS LOCATED ON
THE PLAT WERE DUG & SET

- = 1" PINE PINE
- ◎ = TEL
- ◎ = 30' TALL MARK STATION
- ◎ = PERMANENT MARKER
- L1-S2E15°45'W
352.99

BEARINGS ARE REFERENCED TO
THE SOUTH LINE OF THE SW 1/4
SEC. 35, TOWN, TOWNSHIP,
ASSUMED TO BE A TOWNSHIP
SPLIT AND 45' E

FIRST ADDENDUM TO:
CHIEF LAKE LODGE CONDOMINIUM PLAT
LOCATED IN GOVT. LOT 3 SECTION 35, T-40N, R-8W,
TOWN OF HAYWARD, SAWYER COUNTY, WISCONSIN.

NOTE
THE PURPOSE OF THIS ADDENDUM IS
TO RE-ASSIGN DICK UNIT NUMBERS
AS DESIGNATED ON THIS PLAT AND
FOR NO OTHER PURPOSE.



LAND SURVEYOR

JEFF W. MULOCK

S-2319

HAYWARD

WI

AS DESCRIBED IN DOC. #339219 SAWYER COUNTY REGISTER
OF DEEDS.

SURVEYORS CERTIFICATE
I, JEFF W. MULOCK, WISCONSIN REGISTERED LAND SURVEYOR,
HEREBY CERTIFY THAT I HAVE PREPARED THIS FIRST
ADDENDUM TO CHIEF LAKE LODGE CONDOMINIUM PLAT
LOCATED IN GOVT. LOT 3 OF SECTION 35, T-40N, R-8W, TOWN
OF HAYWARD, SAWYER COUNTY, WISCONSIN.

THIS SURVEY WAS MADE IN COMPLIANCE WITH CHAPTER 703
OF WISCONSIN STATUTES, AS RE-ENACTED IN 1985, WHICH
ADMINISTRATIVE CODE AND THE ZONING REGULATIONS OF
SAWYER COUNTY AND HAYWARD. SURVEYOR HAS MAILED
THIS ADDENDUM TO THE CONDOMINIUM DEVELOPER AND THE
REPRESENTATIVE OF THE CONDOMINIUM UNITS AND THE PLAT TO
THE COUNTY CLERK, HAYWARD, AND THE TOWN CLERK, HAYWARD,
THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS
MADE UNDER THE DIRECTION OF BEVERLY LUGARDONE,
OWNER.

THE ABOVE DESCRIBED PARCEL CONTAINS 335105.08
7.85 ACRES OF LAND, MORE OR LESS, INCLUDING THE RAW
OF PA'S LANDING ROAD AND BUCKLEY ROAD TO THE SHORE
OF THE CHIPPEWA FLOWARE AND IS SUBJECT TO ALL
EASEMENTS AND RESERVATIONS OF RECORD.

JEFF W. MULOCK, WISCONSIN LAND SURVEYOR #2319

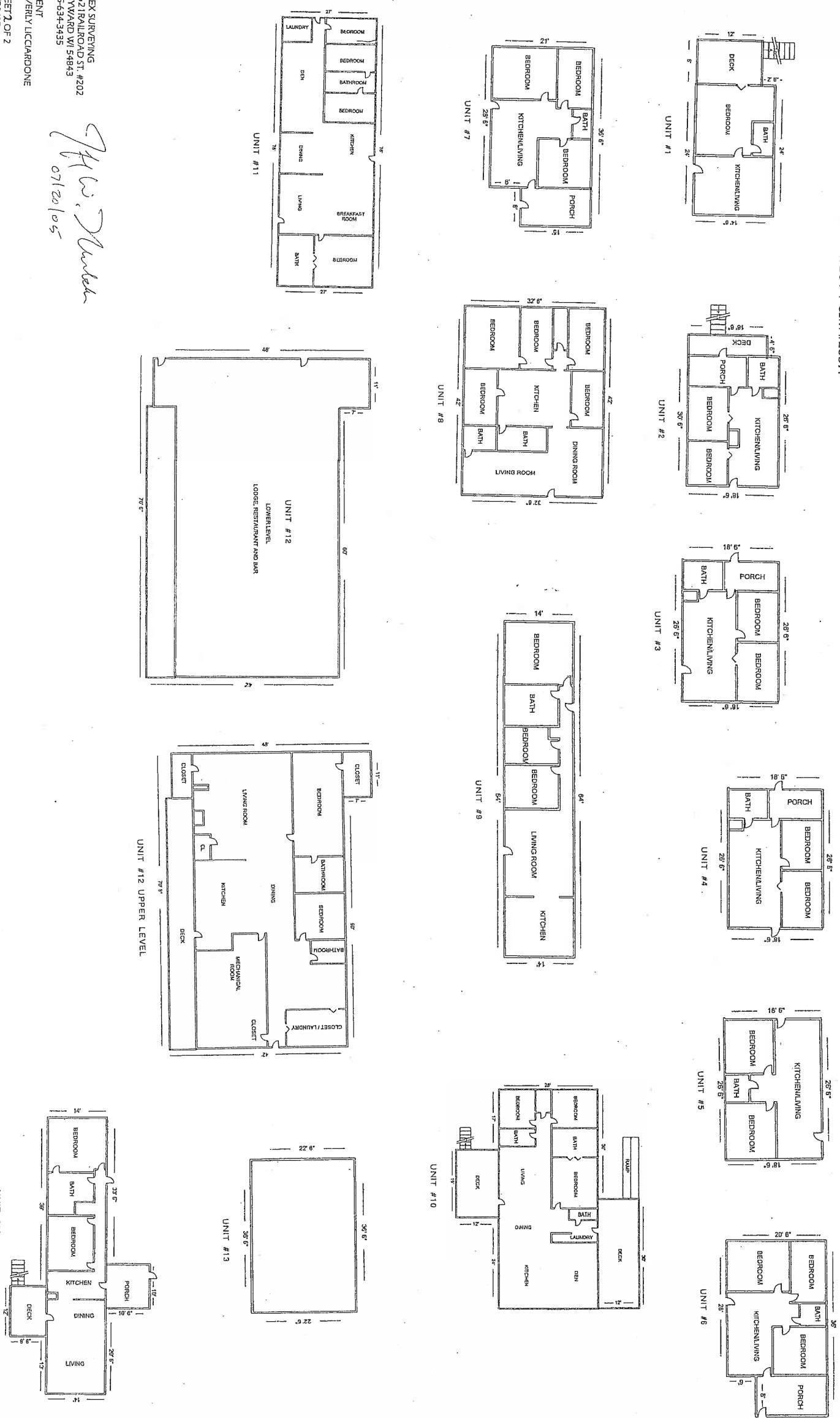
LEADS

REMOVED

REMOVED</

CHIEF LAKE LODGE CONDOMINIUM PLAT
LOCATED IN COLORADO, CO. A RECORD OF PLAT.

CHILI LAKE LODGE CONDOMINIUM
LOCATED IN GOVT. LOT 3 SECTION 36, T40N, R8W,
TOWN OF HUNTER, SAWYER COUNTY, WISCONSIN.
ALSO BEING ALL OF LOT 1 CSM #184 & LOT 1 CSM #2867



BYLAWS
OF
CHIEF LAKE LODGE CONDOMINIUM ASSOCIATION

ARTICLE I

NAME AND PURPOSE

Section 1. Form of Unit Owner's Association: The Association of Unit Owners shall be administered as a non-profit unincorporated association.

Section 2. Name: The name of the Association is the CHIEF LAKE LODGE CONDOMINIUM ASSOCIATION. (hereinafter "Association").

Section 3. Address: The principal office of the Association shall be located at 7444n pats Landing Road, Hayward, WI 54843 This address shall also be the mailing address of the Association.

Section 4. Definitions: The Association has been organized to govern the Chief Lake Lodge Condominium established in compliance with Chapter 703 of the Wisconsin Statutes (the "Condominium Ownership Act"). The condominium instruments were recorded in the Office of the Sawyer County Register of Deeds, Hayward, Wisconsin on the 2nd day of June 2006. The words "Property", "Unit", "Unit Owner", "Common Expenses", "Common Surpluses", "Common Elements", "Limited Common Elements", and others are used in these Bylaws as they are defined in the Condominium Ownership Act.

The term "Executive Board" as used herein shall mean the Board of Directors and the Officers of the Association.

ARTICLE II

MEMBERSHIP

Section 1. Definition: Each Unit Owner be a member of the Association, and membership in the Association shall be limited to Unit Owners.

Section 2. Transfer of Membership and Ownership: Membership in the Association may be transferred only as an incident to the transfer of the transferor's Unit and his undivided interest in the Common Elements of the Condominium. Such transfer shall be subject to the procedures set forth in the Declaration.

ARTICLE III

MEETINGS OF MEMBERSHIP

Section 1. Place: All meetings of the Unit Owners shall be held at such time and place in Sawyer County, Wisconsin, as may be stated in the notice of the meeting or at any place and time agreeable to a majority of the members.

Section 2. Right to Vote. Each unit of the condominium through its owners, shall be entitled to cast one (1) vote. With the exception of the Declarant, there shall be a minimum of 3 but not more than 14 directors. The owner(s) of each Unit shall file a certificate with the Secretary naming the person authorized to cast said Unit's vote, and to appoint one Director. If same is not on file, the vote of such Unit shall not be considered,

nor shall the presence of said owner(s) at a meeting be considered in determining whether the quorum requirement has been met.

Section 3. Membership List: At least ten (10) days before every annual meeting a complete list of Members entitled to vote and to appoint Directors, arranged numerically by Units, with the residence of each member, shall be prepared by the Secretary. Such list shall be produced and kept for said ten (10) days and throughout the meeting at the office of the Association, and shall be open to examination by any Member throughout such time.

Section 4. Quorum: Seventy-five (75%) percent of the total number of voting members of the Association, present in person or represented by proxy, shall be requisite to and shall constitute a quorum at all meetings of the Members for the transaction of business, except as otherwise provided by statute, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting of the Members, the members entitled to vote thereat, present in person or represented by written proxy, shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting originally called.

Section 5. Vote Required to Transact Business: When a quorum is present at any meeting, a majority of the votes cast, in person or represented by written proxy, shall decide any question brought before the meeting, unless the question is one which, by express provision of the Wisconsin Statutes, the Declaration, or these Bylaws requires a different vote, in which case such express provision shall govern and control the decision of such question.

Section 6. Waiver and Consent: Whenever the vote of Members at a meeting is required or permitted by any provision of the Wisconsin Statutes, the Declaration, or these Bylaws in connection with any action of the Association, the meeting and vote of Members may be dispensed with if all Members who would have been entitled to vote upon the action of such meeting, if such meeting were held, shall consent in writing to such action being taken.

Section 7. Annual Meeting:

A) The first annual meeting of Members shall be held at such time as the first appointment of Directors is held. In addition to the appointment of Directors at said first meeting, such other business as may properly come before the meeting may be transacted.

B) Regular annual meetings subsequent to the first meeting shall be on any date agreed to by the majority of the Members.

C) Meetings shall be held at a time agreeable to the majority of Members.

D) At the annual meeting, the Members, shall appoint a Board of Directors and transact such other business as may properly come before the meeting.

E) Written notice of the annual meeting shall be served upon mailed to each Member entitled to vote at their address as appears on the books of the Association, at least ten (10) days prior to the meeting.

Section 8. Special Meetings:

A) Special meetings of the Members, for any purpose(s) unless otherwise prescribed by statute or by the Articles, may be called by the President, and shall be called by the President or Secretary at the request, in writing, of one (1) of the Members. Such request shall state the purpose or purposes of the proposed meeting.

B) Written Notice of a special meeting of Members stating the time, place and object thereof, shall be served upon or mailed to each Member entitled to vote thereon, at

their address as appears on the books of the Corporation, at least ten (10) days before such meeting.

C) Business transacted at all special meetings shall be confined to the objects stated in the notice thereof.

Section 9. Order of Business: The order of business at annual Member's meetings and as far as practical at other members' meetings, will be:

- A) Roll call;
- B) Reading of Minutes of the last meeting;
- C) Consideration of Communications;
- D) Resignations and elections;
- E) Reports of officers and employees;
- F) Reports of committees;
- G) Unfinished business;
- H) Original resolutions and new business;
- I) Adjournment.

Section 10. Action without a Meeting by Written Consent. Any action required or permitted by any provision of the Wisconsin Condominium Ownership Act, the Wisconsin Nonstock Corporation Law, the Declaration, the Articles, or these Bylaws to be taken by the vote of the Unit Owners may be taken without a meeting if a written consent, setting forth the action so taken, is signed and dated by all Unit Owners that would have been entitled to vote upon the action at such meeting and that hold a number of votes equal to the fifty-one percent (51%) of the total number of votes in the Association.

ARTICLE IV

DIRECTORS

Section 1. Number and Term. The affairs of the Association shall be managed by the board of directors which shall be not less than 3 and not more than 14. All directors shall be Members of the Association. In the case of a Unit owner being an entity rather than an individual, any person who is an officer, member, partner, director, employee or designee of such entity shall be deemed to be a "Unit Owner" for purposes of this requirement only. Each Director so appointed shall serve for a term of two (2) years.

Section 2. Election of Directors: One (1) month prior to each annual meeting of the Unit Owners, the secretary of the Association shall mail to all Unit Owners a notice setting a deadline for nomination of persons to serve as directors on the Board of Directors. All nominations shall be mailed to the secretary. Unit Owners must obtain the prior consent of any person they nominate and may nominate themselves. Only Unit Owners entitled to vote upon the election of any director may nominate a person to serve as a director. If the number of nominees equals the number of directors to be elected, the nominees shall automatically become the new directors to take office at the annual meeting. If the number of nominees is fewer than the number of directors to be elected, the secretary shall solicit further nominees by mail. If the number of nominees exceeds the number of directors to be elected, the secretary shall conduct an election by written ballot in accordance with Section 3.10 with all written ballots due prior to the deadline set by the secretary. Each Unit shall be the number of votes provided in the Declaration. The persons receiving the largest number of votes shall be elected as directors and shall take office at the annual meeting.

Section 3. Vacancy and Replacement. If the office of any director or directors becomes vacant by reason of death, resignation, or sale of his unit, the unit which holds appointment rights shall be required to appoint a successor or successors within thirty (30) days.

Section 4. Removal: Directors may be removed by an affirmative vote of a majority of the qualified votes of members.

Section 5. Powers: The property and business of the Association shall be managed by the Board of Directors, which may exercise all powers not specifically prohibited by statute or the Declaration. No restrictions or regulations may be placed upon the property and business of the Association by any first mortgage lender without the written approval of each Unit Owner of the Association and each member of the Board of Directors. The Powers of the Board of Directors shall specifically include, but not be limited to the following:

- A) To levy and collect according to the provisions of the Condominium Ownership Act, the Declaration, and these Bylaws regular and special Assessments for Common Expenses.
- B) To use and expend the Assessments collected, to maintain, repair, replace, care for and preserve the Units, Limited Common Elements and common Element, except those portions thereof which are required to be maintained, cared for and preserved by the Unit Owners, and for other Common Expenses.
- C) To purchase the necessary equipment required in the maintenance, care and preservation referred to above.
- D) To enter into and upon the Units when necessary, with as little inconvenience to the Owners as possible, and then only after a reasonable effort to give notice to the Unit Owner, in connection with said maintenance, care and preservation.
- E) To insure and keep insured said Property in the manner set forth in the Declaration and the Unit Owners against public liability, and to purchase such other insurance as the Board of Directors may deem advisable.
- F) To collect delinquent Assessments by suit or otherwise, abate nuisances; and enjoin or seek damages from the Unit Owners for violations of these Bylaws and the Declaration.
- G) The Lodge owner shall be responsible to employ and compensate such personnel as may be required for the maintenance and preservation of the property submitting receipts to the association.
- H) To make reasonable Rules and Regulations for the occupancy of the Units and use of the Common Elements.
- I) To carry out the obligations of the Association under any easements, restrictions or covenants running with any land submitted to Condominium ownership.
- J) To maintain legal actions, on behalf of the Unit Owners or the Association with respect to any cause of action relating to the common areas and facilities of more than one unit.
- K) To adopt budgets for revenues, expenditures and reserves.
- L) To cause additional improvements to be made as a part of the Common Elements.
- M) To grant easements through or over the Common Elements.
- N) Expansion Authorization. Any expansion shall be as outlined in the Declaration of Chief Lake Lodge Condominium.

Section 5. Compensation: The Directors and Officers of the Association shall receive no compensation for their services, except by specific resolution of the membership.

Section 6. Meetings:

A) The first meeting of each Board newly appointed by the Members shall be held immediately upon adjournment of the meeting at which they were appointed provided a quorum of a majority of the Board shall then be present, or as soon thereafter as may be practicable. The annual meeting of the Board of Directors shall be held at the same place as the Members' meeting, and immediately after the adjournment of same.

B) Special meetings shall be held whenever called by the President or a majority of the Board. The Secretary shall give notice of each special meeting either personally, by mail or telegram or telephone, at least ten (10) days before the date of such meeting, but the directors may waive notice of the calling of the meeting. Attendance by a Director at any meeting of the Board shall be deemed a waiver of notice by him. If all the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

C) A majority of the Board shall be necessary at all meetings to constitute a quorum for the transaction of business, and the act of a majority present at any meeting at which there is a quorum shall be the act of the Board, unless otherwise provided for by express provisions of the Wisconsin Statutes, the Declaration, or Bylaws. If a quorum shall not be present at the meeting, the Directors then present may adjourn the meeting until a quorum shall be present.

Section 7. Order of Business: The order of business at all meetings of the Board shall be the same as for member's meetings, Article III, Section 9, page 3, above.

Section 8. Annual Statement: The Board shall present, no less often than at each annual meeting a full and clear statement of the business and condition of the Association including a report of the operating expenses of the Association and the assessments paid by each member.

ARTICLE V

OFFICERS

Section 1. Executive Officers: The executive officers of the Association shall be a President, Vice President, Treasurer, and Secretary, all of whom shall be elected annually from the membership by a majority vote of said Board at the annual meeting of the Board as established by these Bylaws. Any two of said offices may be united in one person, except that the President shall not also be the Vice President.

Section 2. Subordinate Officers: The Board of Directors may appoint such other officers and agents as they may deem necessary who shall hold office at the pleasure of the Board of Directors and who shall have such authority and perform such duties as from time to time may be prescribed by said Board.

Section 3. Tenure of Officers; Removal: All officers and agents shall be subject to removal, with or without cause, at any time by action of the Board of Directors, which may delegate such powers to an officer.

Section 4. The President.

A) The President shall be Chairman of and shall preside at all meetings of the Members and Directors, shall have general and active management authority over the business of the Association except that which is delegated, and shall see that all orders and resolutions of the Board are carried into effect.

B) The President shall supervise and direct all other officers of the Association and shall see their duties are performed properly.

C) The President shall submit a report of the operations of the Association for the fiscal year to the Directors (whenever called for by them) or at their annual meeting, and from time to time shall report to the Board all matters within his knowledge which the best interests of the Association may require be brought to their notice.

D) The President shall be an exofficio member of all committees and shall have the general powers and duties of supervision and management usually vested in the office of the President of an association.

Section 5. The Vice President.

The Vice President shall assist the President, and if necessary, serve in his absence.

Section 6. The Secretary.

A) The Secretary shall keep the minutes of meetings of the Members and of the Board of Directors in one or more books provided for that purpose. These minutes shall include all resolutions adopted at such meetings.

B) The secretary shall see that all notices are duly given in accordance with the provisions of these Bylaws or as otherwise required by Law.

C) The Secretary shall be custodian of the corporate records and any seal of the Association and shall see that any seal of the Association is affixed to all documents, the execution of which on behalf of the Association under its seal is duly authorized in accordance with the provisions of these Bylaws.

D) The Secretary shall keep a current roster of the names and addresses of each Member, which shall be furnished to the Secretary by such Member.

E) The Secretary shall also count and record the votes at all meetings of the Members.

F) In General, the Secretary shall perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

Section 7. The Treasurer:

A) The Treasurer shall keep full and accurate accounts of receipts and disbursements in books belonging to the Association, and shall deposit all monies and other valuable effects in the name and to the credit of the Association in such depositories as may be designated by the Board of Directors.

B) The Treasurer shall disburse the funds of the Association as ordered by the Board, taking proper vouchers for such disbursement, and shall render to the President and Directors, at the regular meeting of the Board, or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the association.

C) The Treasurer shall keep detailed, accurate records in chronological order, of the receipts and expenditures affecting the Common Elements and Facilities, specifying and itemizing the maintenance and repair expenses of the Common Elements and Facilities and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the Members at convenient hours.

D) The Treasurer may be required to give the Association a bond in a sum and with one or more sureties satisfactory to the Board, for the faithful performance of the duties of his office, and the restoration to the Association in case of his death, resignation or removal from office, of all books, papers, vouchers, money or other property of whatever kind in his possession belonging to the Association.

Section 8. Vacancies: If the office of the President, Vice President, Secretary or Treasurer becomes vacant by reason of death, resignation, disqualification or otherwise, the Directors Shall request the owner of the Unit which appointed that Board member to choose a successor who shall hold office for the unexpired portion of the term of the vacated office.

Section 9. Resignations: Any Director or other officer may resign his office at any time, in writing, which resignation shall take effect from the time of its receipt by the Association, unless some later time be fixed in the resignation, and then from that date. The acceptance of a resignation shall not be required to make it effective.

ARTICLE VI

NOTICES

Section 1. Definitions: Whenever under the provisions of the Wisconsin Statutes, the Declaration, or these Bylaws, notice is required to be given to any Director or Member, it shall not be construed to mean personal notice, but such notice may be given in writing by mail, by depositing the same in a post office or letter box in a postpaid, sealed envelope, addressed as appears on the books of the corporation.

Section 2. Service of Notice Waiver: Whenever any notice is required to be given under the provisions of the Wisconsin Statutes, the Declaration, or these Bylaws, a waiver thereof, in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed the equivalent thereof.

Section 3. Address: The address for notice to the Association is 7444N Pats Landing Road, Hayward, WI 54843.

ARTICLE VII

FINANCES

Section 1. Fiscal Year: The fiscal year shall be the calendar year.

Section 2: Checks: All checks or demands for money of the Association shall be signed by either the President or Treasurer. The Board of Directors by resolution may require more than one (1) signature.

Section 3: Determination of Assessments:

A) In furtherance of the provisions as set forth in the Declaration, the Board of Directors shall fix Assessments adequate to meet the Common Expenses of the Condominium. Common Expenses shall include, but not be limited to:

1) The cost of operating, maintaining, repairing or replacing all common elements, Limited Common Elements and equipment, including all walls, sidewalks, driveways and all areas or facilities, including parking areas, actually used and available for use in common by Unit Owners and tenants, and the employees, agents, servants, customers and other invitees of Unit Owners and tenants.

2) The cost of maintaining adequate insurance coverage as required by the Declaration or as directed by the Board of Directors.

3) Trash, Rubbish, Garbage and other refuse removal from the Common Elements.

4) Any compensation to be paid to members or others for work done for the benefit of the Association and all other expenses of the Association approved by the Board of Directors or membership.

5) Maintenance of a working capital fund, at least during the initial months of the condominium.

The Board of Directors is specifically empowered on behalf of the Association to make and collect assessments. Funds for the payment of Common Expenses shall be assessed against the Unit Owners in the proportions or percentages of sharing Common Expenses provided in the Declaration. Said assessments shall be payable as provided in the Declaration. Special assessments, which may be required by the Board of Directors, shall be levied and paid in the same manner as hereinbefore provided for regular assessments.

B) When the Board of Directors has determined the amount of any assessment, the Secretary or Treasurer shall mail or present a statement of the Assessment to each of the Unit Owners. All assessments shall be payable to the Association as provided in the Declaration, and upon request, the Secretary or Treasurer shall give a receipt for each payment made.

C) Notwithstanding anything in these Bylaws, or the Declaration which authorize expenditures after the first election of Directors, no expenditure for the improvement of the Common Elements exceeding \$500.00 per annum shall be made without the approval of seventy-five (75%) percent of the Membership.

Section 4. Books of Receipts and Expenditures; Availability for Examination: The Association shall keep detailed, accurate records using standard bookkeeping procedures of the receipts and expenditures affecting the Common Elements, specifying the itemizing the maintenance and repair expenses of the Common Elements and any other expenses incurred. The records and the vouchers authorizing the payments shall be available for examination by the Unit Owners at convenient hours.

ARTICLE VIII

RULES AND REGULATIONS

In addition to the other provisions of these Bylaws, the following Rules and Regulations, together with such additional Rules and Regulations as may hereafter be adopted by the Board of Directors, shall govern the use of Units and the conduct of all residents thereof.

A) Units shall be used for residential purposes subject to rental by owner.

B) Unit Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners, or in such way as to be injurious to the reputation of the condominium.

C) The use of the Unit and the undivided interest in the Common Elements appurtenant to such Unit in the percentage specified and established in the Declaration shall be consistent with existing law and the Declaration to which these Bylaws become a part.

D) Common Elements shall not be obstructed, littered, defaced, or misused in any manner.

E) The Common Elements shall be kept free from rubbish, debris, and other unsightly materials, and shall not be obstructed, littered, defaced or misused in any manner.

F) Unit Owners shall not do any work which would jeopardize the soundness safety of the Property, reduce the value thereof or impair any easement or hereditament without first obtaining, in every such case, the consent of seventy-five (75%) percent of all the unit owners.

G) ATV and snowmobile use is restricted to roadway only and all posted speed limits apply.

H) No fencing is allowed.

I) Games from yard (such as croquet, lawn furniture, etc.) must be removed by lawn mowing day.

J) Unit owners must submit dates to manager when a unit can be rented by the manager no later than December 31st of each year. Changes can be made upon agreement of unit owner and Lodge owner or manager.

K) No garbage disposal other than normal household garbage and recyclables (disposing of couches, appliances, etc. must be contracted for private removal).

L) Any tree removal on a unit's limited common elements shall be done at owners expense.

M) Color of cabin shall be neutral in color such as brown, beige or white.

N) Dogs must be tied when not on a lease. Owner must control barking so as not to cause a nuisance to others. Owners shall clean up after their dog(s) in all common areas of the condominium.

O) All rental of units shall be done through rental agent of association and maximum capacity for rental purposes shall be 2 people per bedroom

P) Alterations of any unit or limited common element shall comply with all Sawyer County Zoning Ordinances.

Q) Units owners through the Association shall hire a third party to install and remove the docks each year at the unit owner's expense.

ARTICLE IX

DEFAULT

In the event a Unit Owner does not pay any sum, charge, or Assessment required to be paid to the Association within thirty (30) days from the due date, the same shall constitute a lien on the interest of such Unit Owner as provided under the Wisconsin Condominium Ownership Act. Such lien may be asserted as provided in Section 703.16 of Condominium Ownership Act. Suit to recover a money judgment for unpaid Common Expenses shall be maintainable without the assertion of the lien securing the same.

In the event a statement of condominium lien has been filed pursuant to the above-referred-to statute section, the Owners of that Unit may not vote at any subsequent regular or special meetings of the Association until the amount due and owing has been paid.

In the event of a violation of the provisions of the Declaration or Bylaws, which violation is not corrected within thirty (30) days after notice from the Association to the Unit Owner to correct said violation, the Association may take such action as it may deem appropriate, including the institution of legal action, to correct the violation.

In the event such legal action is brought against a Unit Owner and results in a judgment for the Plaintiff, the Defendant shall pay the Plaintiff's reasonable attorney's fees and court costs.

association and regardless of the availability of the other equally adequate procedures. It is the intent of all Unit Owners to give the Association such powers and authority which will enable it to operate on a businesslike basis to collect those monies due and owing it from Unit Owners, and to preserve each Unit Owner's right to enjoy his Unit free from unreasonable restraint and nuisance.

ARTICLE X

AMENDMENT

These Bylaws may be amended at any duly called meeting of the Members. The notice of the meeting shall contain a full statement of the proposed amendment. It shall be necessary that there be an affirmative vote of seventy-five (75%) percent of all the Members to amend these Bylaws. No amendment to these Bylaws shall be passed which would operate to impair or prejudice the rights or liabilities of any mortgagee unless that mortgagee expressly consents.

ARTICLE XI

CONSTRUCTION

Wherever the masculine singular form of the pronoun is used in these Bylaws, it shall be construed to include the masculine, feminine or neuter, singular or plural, wherever the context so requires.

Should any of the covenants herein imposed be void or be or become unenforceable at law or in equity, the remaining provisions of this instrument shall nevertheless be and remain in full force and effect.

If there is any conflict between any provisions of these Bylaws and any provisions of the Declaration or the Condominium Ownership Act, the latter two shall control.

The foregoing was adopted as the Bylaws of Chief Lake Lodge Condominium Association, at the first meeting of its Board of Directors.

APPROVED:

Deevey Giardone
Secretary

Deevey Giardone
Director

**ESTIMATED ANNUAL OPERATING BUDGET
FOR
CHIEF LAKE LODGE CONDOMINIUM**

Each unit is assessed \$1,121.43 per year or \$93.46 per month

ANNUAL ESTIMATED COSTS:

Garbage pickup	\$ 2,500.00
Lawn care (mowing etc.)	6,700.00
Snow removal	1,000.00
Septic pumping	3,500.00
Insurance common areas	2,000.00
Piers – install / remove	*
Statutory reserve account (unused portion from above)	
	TOTAL
	\$15,700.00

* Unit owners through the Association shall hire a 3rd party to install and remove docks each year at the unit owner's cost.