

**FIRST AMENDMENT TO DECLARATION AND BYLAWS
FOR
TREEHOUSE VILLAGE,
A CONDOMINIUM**

THIS FIRST AMENDMENT ("Amendment") is certified and acknowledged this _____ day of _____, 2018, by W. George Hunter, President, and Terry Bomkamp, Secretary of Treehouse Village, a Condominium.

RECITALS

A. The Declaration of Condominium for Treehouse Village, a Condominium, was recorded with the Vilas County Register of Deeds, in Volume 442, Page 326, as Document No. 219735. Treehouse Village, a Condominium, is referred to herein as the "Condominium."

B. The Unit Owners of the Condominium desire to amend the Condominium Declaration and Bylaws pursuant to the terms of this First Amendment.

C. The terms of this First Amendment involve amendments to the Condominium's Declaration and/or Bylaws, and in either case both the Declaration and the Bylaws, do incorporate, ratify, and adopt all Amendments set forth in this First Amendment.

D. All amendments to the Bylaws as set forth herein, shall be deemed incorporated into and set forth in the Condominium Declaration, as though fully set forth in said Declaration, and shall also be deemed duly recorded amendments to the Declaration as well as to the Bylaws in compliance with Article XIV of the Declaration.

E. The President and Secretary of Treehouse Village, a Condominium, do hereby state and certify, that the required consents and approvals for this First Amendment to the Condominium were received, and that there are not any mortgagees or holders of equivalent security interests of record for the Units owned by the consenting Unit Owners.

NOW, THEREFORE, the Declaration and Bylaws for the Condominium, as amended, are hereby amended as follows:

1. **Prohibiting Unit Owners From Voting for Nonpayment of Condominium Lien.**

The Condominium hereby adopts a Bylaw provision prohibiting any Unit Owner from voting at a meeting of the Association or voting on any other matter whatsoever, if the Association has recorded a Statement of Condominium Lien on any Unit of said person and the amount necessary to release the lien has not been paid to the Association at the time of the meeting, or at the time any other vote was to be cast by mail, e-mail, or any other means. Furthermore, as long as said person has such lien on that person's unit, the vote associated with that unit shall not be counted as a vote for purposes of counting and determining total available votes and percentage of votes cast in each way. This voting restriction Bylaw shall also be incorporated into the Condominium Declaration as though fully set forth therein and shall be duly recorded in the office of the Register of Deeds for Vilas County, Wisconsin, as part of this First Amendment to Declaration and Bylaws.

2. **Reduction of Required Affirmative Vote Percentages From 75% to 67% for Future Amendments of the Declaration and Bylaws for Treehouse Village a Condominium.**

A condominium Declaration may be amended with written consent of at least 2/3 of the aggregate votes or more pursuant to Wis. Stats. §703.09(2). The affirmative votes for amending the Treehouse Village Condominium Declaration however currently remains at 75%.

The Condominium Bylaws may be amended by affirmative vote of Unit Owners having 67% or more of the votes if the amendment is unanimously approved by the Board of Directors.

The following is proposed:

(a) **Amendments to Declaration.** For all amendments to the Declaration the required affirmative votes shall be 67% or more instead of 75%.

(b) **Amendments to Bylaws.** The required affirmative vote for amending the Bylaws shall 67% of the affirmative vote, regardless of the vote of the Board of Directors.

(c) 67% shall be the required affirmative vote and the former 75% affirmative vote shall no longer be in required for either the Declaration or Bylaws. 67% affirmative vote shall apply to the Declaration and Bylaws for all amendments regardless of the vote of Bylaw Directors.

3. **Amendment to Termination Clause (Article XXII).**

Article XXII is titled "TERMINATION." Article XXII has a part A and a part B. Part A involves terminating the Condominium property when there was "major damage." Part B pertains to what would happen after year 2023. Prior to the 2023 the proposal was that a vote would be taken whether or not to continue with the Condominium form of ownership at that time. The action to take at that time would be based on a majority vote.

The current proposal provides a new paragraph for XXII.A, which calls for a vote on termination if 256 Unit-Week Owners or fewer are current in the current year maintenance fees. The proposal for Article XXII.A. is that it be amended and revised to allow a vote on termination every year where the condition of 256 or fewer "paid up" Unit-Week Owners have been met. A determination of this number would be based on the original 384 Unit-Weeks reduced by both the number of Association owned weeks and the total of Unit-Week Owners with suspended voting rights. The proposal for determining whether this "trigger" had been met would be made at the beginning of the fourth calendar quarter or within thirty (30) days following the start of the fourth calendar quarter.

The Board has expressed that the base of Unit Owners is aging and fewer younger people want timeshares. The Board considers that the association is not likely to survive to the year 2023 as designated in Article XXII.B. due to the increasing number of delinquent owners. If this amendment is affirmed the Board will take action to define the means of governance or disposition following termination and have that plan in standby in case of any future vote to terminate the Condominium.

CERTIFICATION

IN WITNESS WHEREOF, the undersigned certify that the requisite consents and approvals for this Amendment to Declaration of Condominium have been received and have executed this document as of the date first shown above.

Treehouse Village, a Condominium

By: W. Gordon Hunt President

By: Ferry Bank Secretary

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me on _____, 2018 the above-named _____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me on _____, 2018 the above-named _____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)