

649272

Seventh Amendment to the Declaration of
Covenants, Conditions and Restrictions
For Christmas Mountain Campground

VOL 003 PAGE 568

Document Number

Document Title

REGISTRAR'S OFFICE
SAUK COUNTY WI
RECEIVED FOR RECORD

AT 1:40 O'CLOCK PM

ON Jan. 28 1997

John R. Gendry
REGISTRAR

24.00 CK ✓

Recording Area

Name and Return Address

Resort Title Agency, Inc.
12995 Cleveland Avenue
Suite 270
Ft. Myers, Florida 33907

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

SEVENTH AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CHRISTMAS MOUNTAIN CAMPGROUND

This Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Christmas Mountain Campground is made as of the 8th day of March, 1996, by Dellona Enterprises, Inc., a Wisconsin corporation (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant did record in the office of the Register of Deeds for Sauk County, Wisconsin, on December 19, 1984 on Reel 206, Image 898, as Document No. 471915, that certain Declaration of Covenants, Conditions and Restrictions for Christmas Mountain Campground (hereinafter referred to as the "Original Declaration");

WHEREAS, the Original Declaration has previously been amended by (1) a First Amendment recorded in the office of the Register of Deeds for Sauk County, Wisconsin on August 13, 1985 on Reel 405, Image 688, as Document No. 477279; (2) a Second Amendment recorded in that office on March 25, 1988 on Reel 461, Image 716, as Document No. 509276; (3) a Third Amendment recorded in that office on August 29, 1989 in Volume 002, page 519, as Document No. 528419; (4) a Fourth Amendment dated January 29, 1990 recorded in that office in Volume 002, page 556, as Document No. 534323 (the "Fourth Amendment"); (5) a Fifth Amendment recorded in that office on October 9, 1991 in Volume 002, page 797, as Document No. 555665 and (6) a Sixth Amendment recorded in that office on July 13, 1994 in Volume 003, page 267, as Document No. 604472 (the Original Declaration, as amended by the foregoing amendments, are hereinafter collectively referred to as the "Declaration");

WHEREAS, the Declarant has had a plat of survey recorded in the County Surveyor's Office for Sauk County, Wisconsin, dated July 6, 1995, as Document No. R-7449, entitled Plat of Survey, Permanent R.V. Campsites, Christmas Mountain R.V. Resort (hereinafter referred to as the "Permanent R.V. Campsite Plat");

WHEREAS, the Permanent R.V. Campsite Plat was intended to and does in fact describe and depict land and improvements that are part of the Campground;

WHEREAS, there is no "Christmas Mountain R.V. Resort" as referred to in the title of the Permanent R.V. Campsite Plat and

such plat should have referred instead to the Christmas Mountain Campground;

WHEREAS, the Declarant desires to amend the definition of "Plat" in Section 1.24 of the Declaration to include reference to plats of survey referring to the Christmas Mountain R.V. Resort so that it is clear from the Declaration that the Permanent R.V. Campsite Plat describes and depicts the Campground, notwithstanding its title;

WHEREAS, the amendment set forth below does not increase the proportion of Common Expenses borne by the Owners, decrease an Owner's voting rights or decrease the size of an Owner's Undivided Interest or Resort Interest;

WHEREAS, Declarant owns one (1) or more Undivided Interests or Resort Interests primarily for the purpose of sale and is the Owner of Undivided Interests or Resort Interests representing an aggregate undivided ownership interest of ten percent (10%) of the total ownership interest in the Campground Property;

WHEREAS, pursuant to Section 17.3 of the Declaration, the Declarant has reserved the right to amend unilaterally the Declaration as may be necessary to conform to the requirements of law:

NOW, THEREFORE, the Declarant does, by these presents, hereby amend Section 1.24 of the Declaration by adding the following sentence:

"Specifically, the Plat shall include any plats of survey referring to the Christmas Mountain R.V. Resort as they may from time to time be recorded in the Register's Office or Surveyor's Office, Sauk County, Wisconsin and as kept and maintained in the principal office of the Declarant and within the principal management office of the Association located on the Property."

IN WITNESS WHEREOF, the Declarant, Dellona Enterprises, Inc., has caused this Amendment to be duly executed by its duly authorized officers the day and year first above written.

DELLONA ENTERPRISES, INC.

By: *Randy L. Keim*
Randy L. Keim, President

Attest: *LuAnne Keim*
LuAnne Keim, Secretary

STATE OF FLORIDA

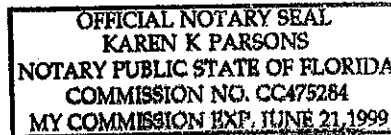
)
)
) ss.

COUNTY OF LEE

I, Karen K. Parsons, a notary public in and for the State and County aforesaid, do certify that Randy L. Keim, President, and LuAnne Keim, Secretary, whose names are assigned to the writing above, bearing date on the 8th day of March, 1996, have acknowledged the same before me on behalf of Dellona Enterprises, Inc., the signatory to the aforesaid writing, such writing being the Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions in my County aforesaid. Given under my hand and seal this 8th day of March, 1996.

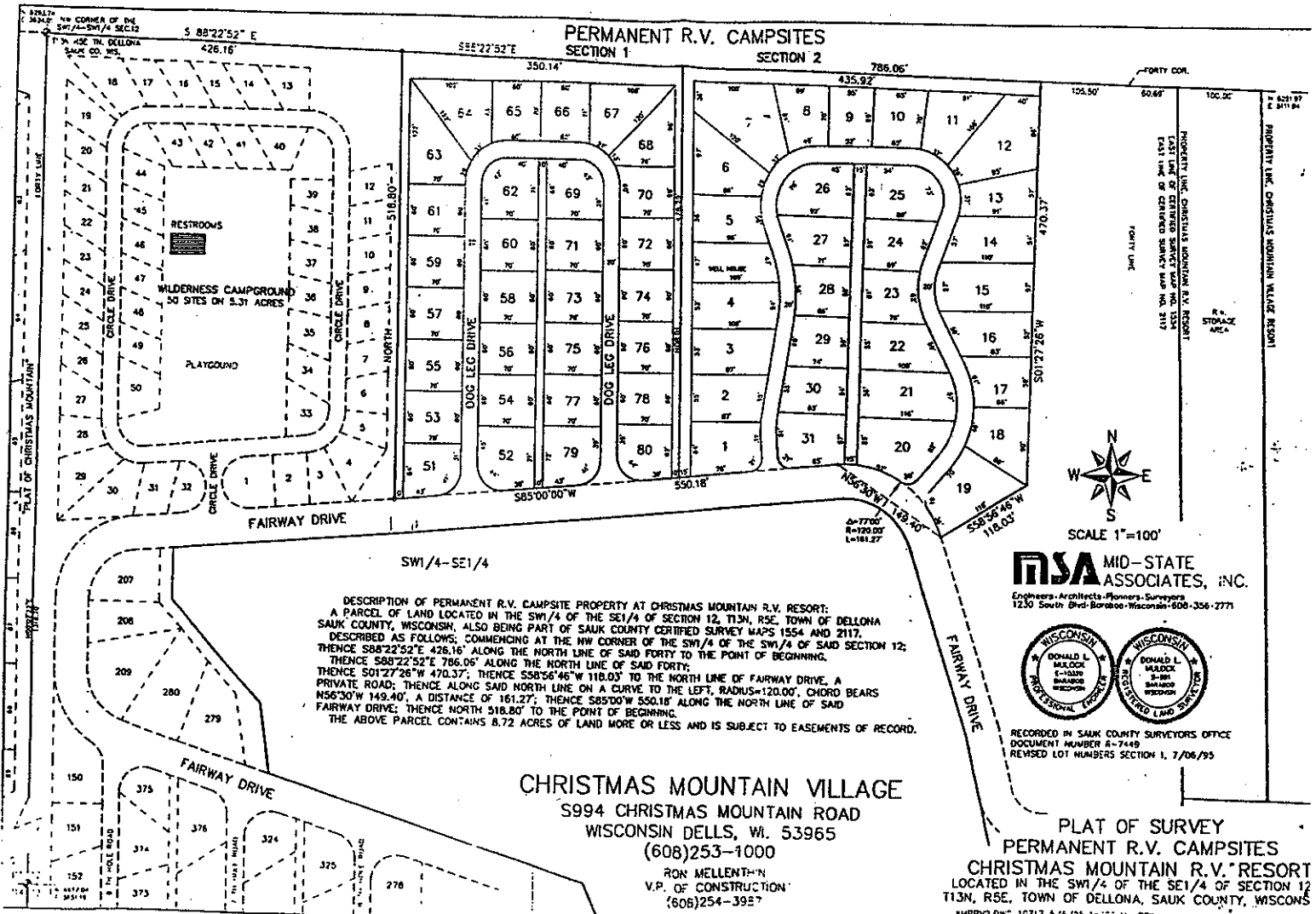
Karen K. Parsons
Notary Public, State of Florida

My Commission Expires:



This Document Drafted By
and Return to:

Joseph P. Bartol
Stroud, Stroud, Willink, Thompson & Howard
P. O. Box 2236
Madison, WI 53701-2236
(608) 257-2281



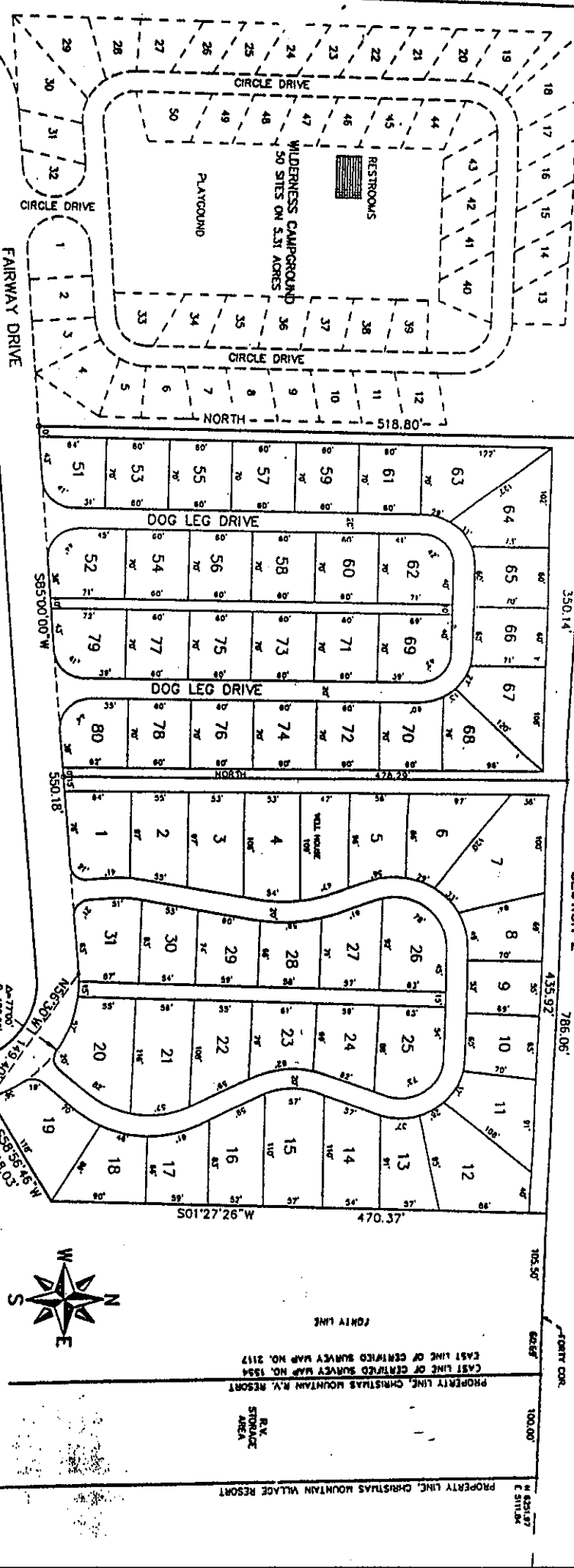
SECTION 12 NW CORNER OF THE SAUK COUNTY, WISCONSIN, SECTION 12 SAUK COUNTY, WISCONSIN

S 88°22'52" E 426.16' 58E2252E

PERMANENT R.V. CAMPSITES SECTION 1 SECTION 2

786.06' 435.92' 100.00'

PROPERTY LINE, CHRISTMAS MOUNTAIN R.V. RESORT EAST LINE OF CERTIFIED SURVEY MAP NO. 1554



DESCRIPTION OF PERMANENT R.V. CAMPSITE PROPERTY AT CHRISTMAS MOUNTAIN R.V. RESORT:
 A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, T13N, R5E, TOWN OF DELTONA SAUK COUNTY, WISCONSIN, ALSO BEING PART OF SAUK COUNTY CERTIFIED SURVEY MAPS 1554 AND 2117, DESCRIBED AS FOLLOWS, COMMENCING AT THE NW CORNER OF SAID FORTY TO THE POINT OF BEGINNING, THENCE S88°22'52"E 426.16' ALONG THE NORTH LINE OF SAID FORTY TO THE POINT OF BEGINNING, THENCE S88°22'52"E 786.06' ALONG THE NORTH LINE OF SAID FORTY TO THE POINT OF BEGINNING, THENCE S01°27'26"W 470.37', THENCE S59°56'46"W 118.03' TO THE NORTH LINE OF FAIRWAY DRIVE, A PRIVATE ROAD, THENCE ALONG SAID NORTH LINE ON A CURVE TO THE LEFT, RADIUS=120.00', CHORD BEARS N56°30'W 149.40', A DISTANCE OF 161.27', THENCE S85°00'W 550.18' ALONG THE NORTH LINE OF SAID FAIRWAY DRIVE, THENCE NORTH S18°50' TO THE POINT OF BEGINNING, THE ABOVE PARCEL CONTAINS 8.72 ACRES OF LAND MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

CHRISTMAS MOUNTAIN VILLAGE

5994 CHRISTMAS MOUNTAIN ROAD
 WISCONSIN DELLS, WI. 53965

(608)253-1000
 RON MELLETHIN
 V.P. OF CONSTRUCTION
 (608)254-3957



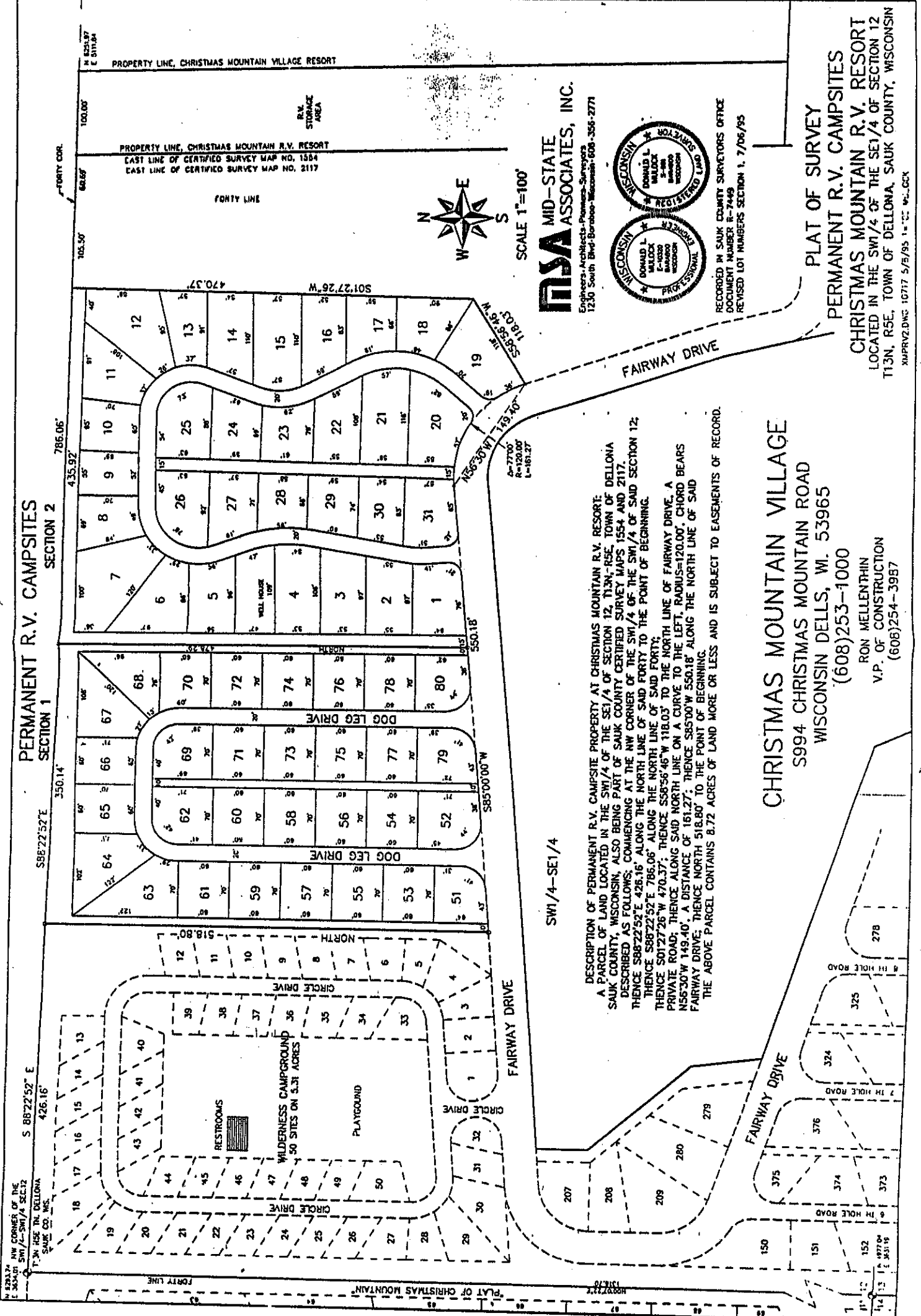
MSA MID-STATE ASSOCIATES, INC.
 Engineers-Architects-Planners-Surveyors
 1230 South First Boulevard, Wisconsin 5358-2771



RECORDED IN SAUK COUNTY SURVEYORS OFFICE
 DOCUMENT NUMBER S-7249
 REVISED LOT NUMBERS SECTION 1, 7/06/95

PLAT OF SURVEY

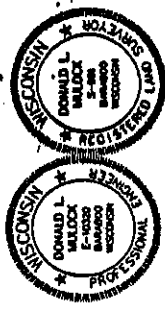
PERMANENT R.V. CAMPSITES
 CHRISTMAS MOUNTAIN R.V. RESORT
 LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12
 T13N, R5E, TOWN OF DELTONA, SAUK COUNTY, WISCONSIN
 MAPREVZ.DWG: 10717 5/E/95 1"=100' W.L.G.CK



PERMANENT R.V. CAMPSITES
SECTION 1

PERMANENT R.V. CAMPSITES
SECTION 2

MSA MID-STATE ASSOCIATES, INC.
Engineers, Architects - Planners - Surveyors
1230 South Blvd - Baraboo, Wisconsin - 5356-2771



RECORDED IN SAUK COUNTY SURVEYORS OFFICE
DOCUMENT NUMBER R-7449
REVISED LOT NUMBERS SECTION 1, 7/06/95

PLAT OF SURVEY
PERMANENT R.V. CAMPSITES
CHRISTMAS MOUNTAIN R.V. RESORT
LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 12
T13N, R5E, TOWN OF DELLONA, SAUK COUNTY, WISCONSIN
XMPRV2.DWG 10/17 5/5/95 1"=1" W.C. GUY

DESCRIPTION OF PERMANENT R.V. CAMPSITE PROPERTY AT CHRISTMAS MOUNTAIN R.V. RESORT:
A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 12, T13N, R5E, TOWN OF DELLONA SAUK COUNTY, WISCONSIN, ALSO BEING PART OF SAUK COUNTY CERTIFIED SURVEY MAPS 1554 AND 2117, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 12; THENCE S88°22'52"E 426.16' ALONG THE NORTH LINE OF SAID FORTY TO THE POINT OF BEGINNING; THENCE S88°22'52"E 786.06' ALONG THE NORTH LINE OF SAID FORTY; THENCE S01°27'26"W 470.37' PRIVATE ROAD; THENCE ALONG SAID NORTH LINE ON A CURVE TO THE LEFT, RADIUS=120.00', CHORD BEARS N55°30'W 149.40', A DISTANCE OF 161.27'; THENCE S85°00'W 550.18' ALONG THE NORTH LINE OF SAID FAIRWAY DRIVE; THENCE NORTH 518.80' TO THE POINT OF BEGINNING.
THE ABOVE PARCEL CONTAINS 8.72 ACRES OF LAND MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

CHRISTMAS MOUNTAIN VILLAGE
S994 CHRISTMAS MOUNTAIN ROAD
WISCONSIN DELLS, WI. 53965
(608)253-1000
RON MELLENTHIN
V.P. OF CONSTRUCTION
(608)254-3957

SW1/4-SE1/4

S 88°22'52" E 426.16'
T-2N R5E T13N DELLONA SAUK CO. WIS.

S88°22'52"E 350.14'

435.92'

786.06'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

S85°00'00"W 550.18'

N86°30'W 149.40'

S01°27'26"W 470.37'

100.00'

