

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  
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ON Jan. 28 1997

*John R. Gendry*  
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Recording Area

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

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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 8<sup>th</sup> 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

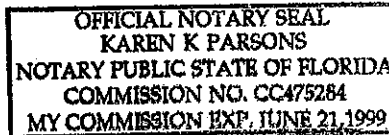
)  
)  
) ss.

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 8<sup>th</sup> 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 8<sup>th</sup> day of March, 1996.

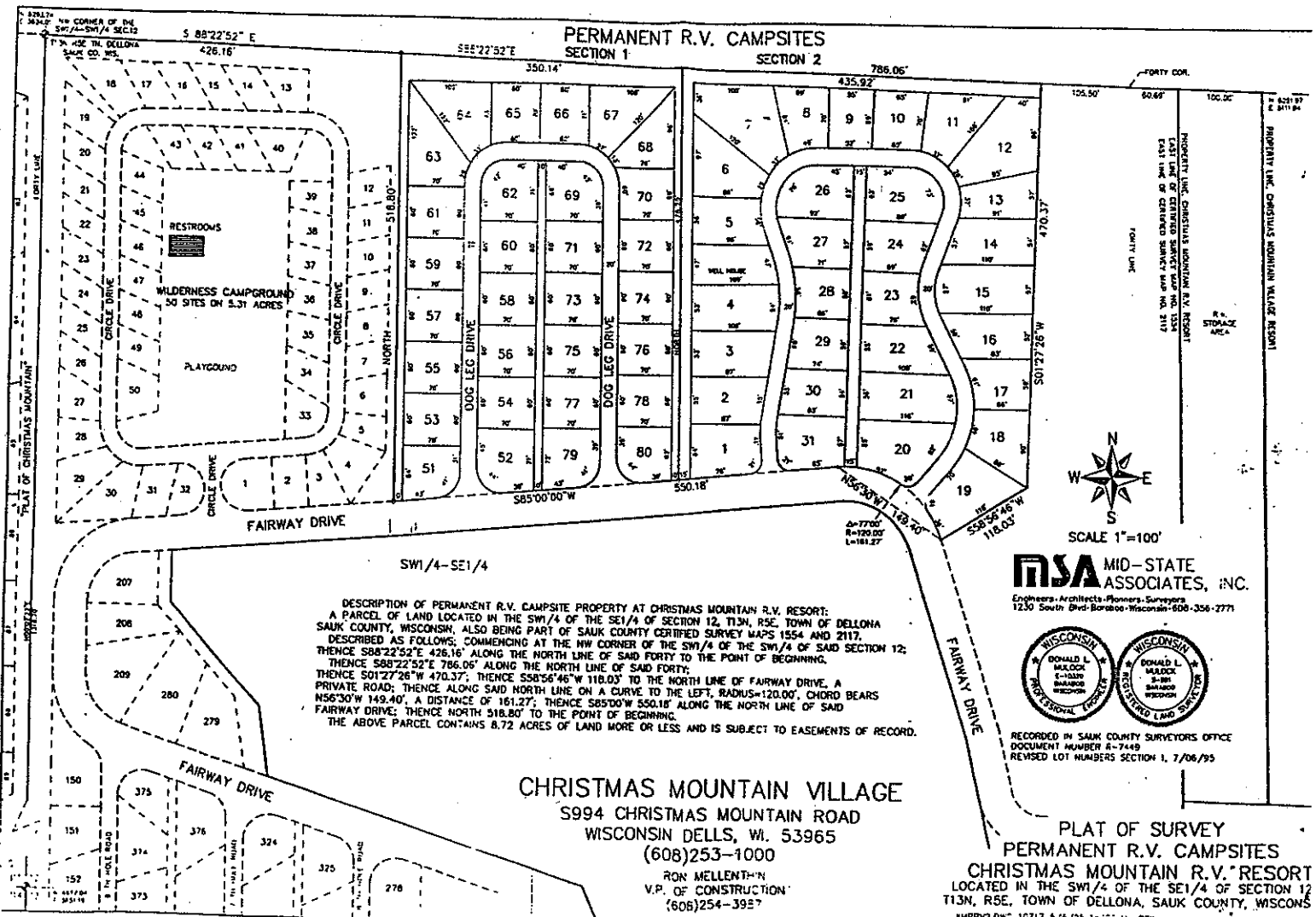
Karen K. Parsons  
Notary Public, State of Florida

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



PERMANENT R.V. CAMPSITES  
SECTION 1 SECTION 2

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 S88°22'52"E 470.37', THENCE S58°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 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.



SCALE 1"=100'

**MSA** MID-STATE ASSOCIATES, INC.  
 Engineers - Architects - Planners - Surveyors  
 1250 South Blvd - Boscawen - Wisconsin - 608-356-2771



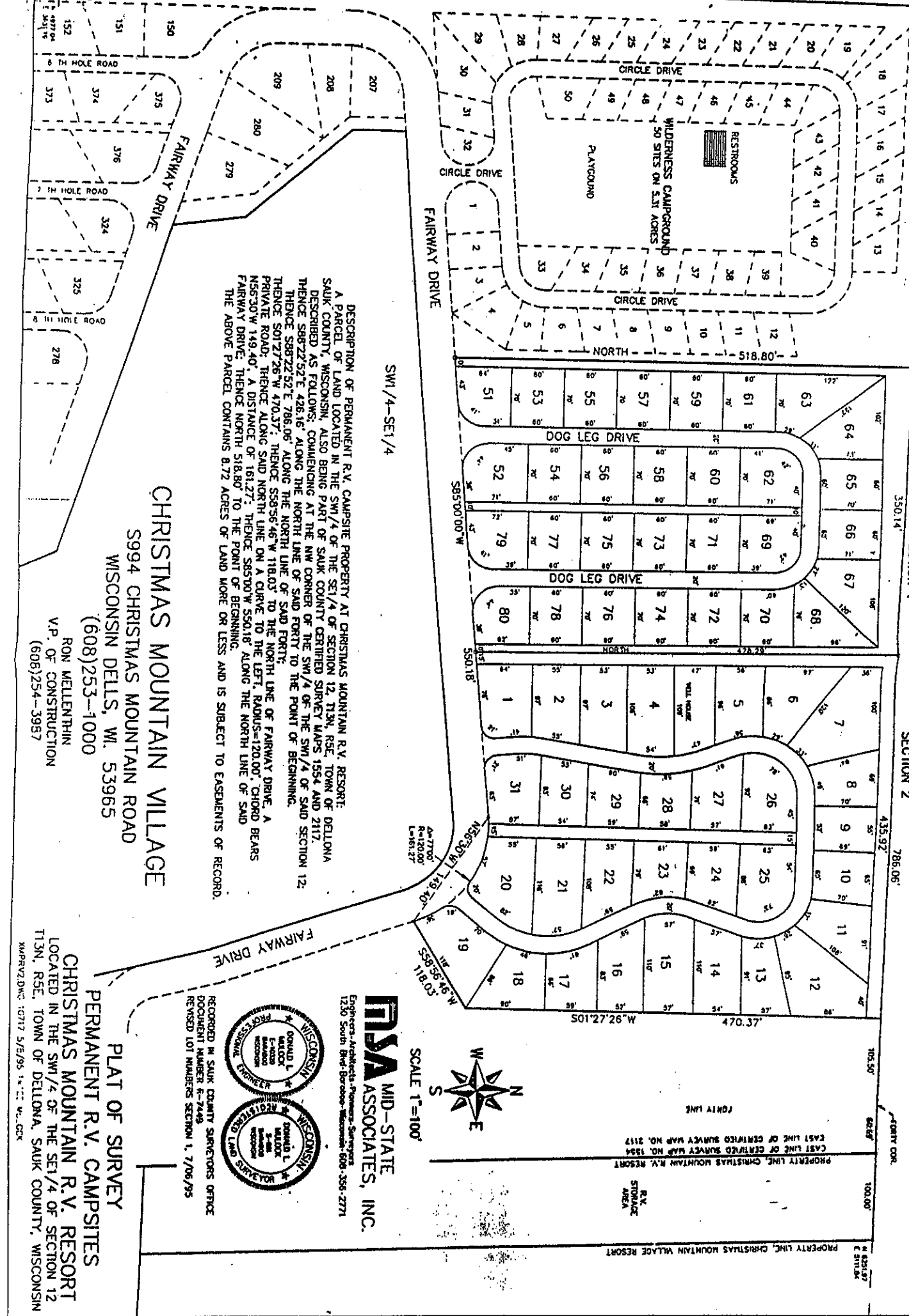
RECORDED IN SAUK COUNTY SURVEYORS OFFICE  
 DOCUMENT NUMBER 8-7449  
 REVISED LOT NUMBERS SECTION 1, 7/06/95

**CHRISTMAS MOUNTAIN VILLAGE**  
 5994 CHRISTMAS MOUNTAIN ROAD  
 WISCONSIN DELLS, WI. 53965  
 (608)253-1000  
 RON MELLENTHIN  
 V.P. OF CONSTRUCTION  
 (608)254-3927

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  
 APR 22 DMC 10717 5/25/95 14'00" M.L.C.E.K.

SECTION 12 NW CORNER OF THE SAUK COUNTY, WISCONSIN SECTION 12 SAUK COUNTY, WISCONSIN S 88°22'52" E 426.16' 58°22'52" E 350.14'

PERMANENT R.V. CAMPSITES SECTION 1 SECTION 2



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 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 TO THE POINT OF BEGINNING. THENCE S01°27'26" W 470.37', THENCE S29°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°30' TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINS 8.72 ACRES OF LAND MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

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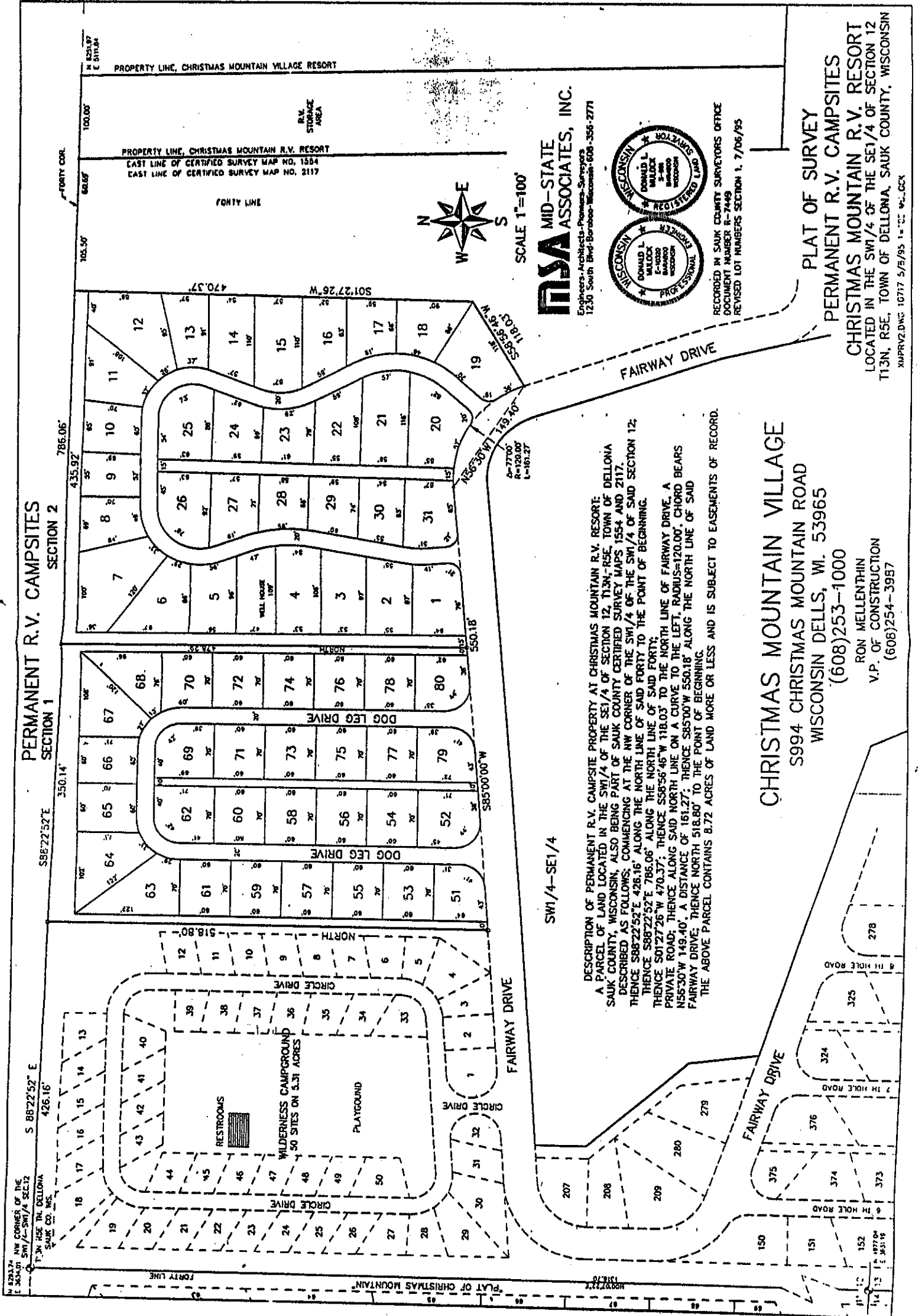
**MSA** MID-STATE ASSOCIATES, INC.  
Engineers-Architects-Planners-Surveyors  
1230 South Blvd-Berwyn-Wisconsin 608-356-2771



RECORDED IN SAUK COUNTY SURVEYORS OFFICE  
DOCUMENT NUMBER E-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  
KMPRVZ.DWG: 10717 5/E/95 1"=100' W.L.G.CK



PERMANENT R.V. CAMPSITES  
SECTION 1

SECTION 2

SW1/4-SE1/4

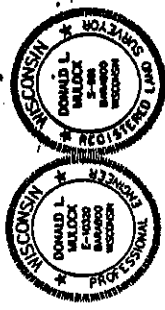
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PERMANENT R.V. CAMPSITES  
CHRISTMAS MOUNTAIN R.V. RESORT  
LOCATED IN THE SW1/4 OF THE SE1/4 OF SECTION 12  
T13N, R5E, TOWN OF DELLONA, SAUK COUNTY, WISCONSIN  
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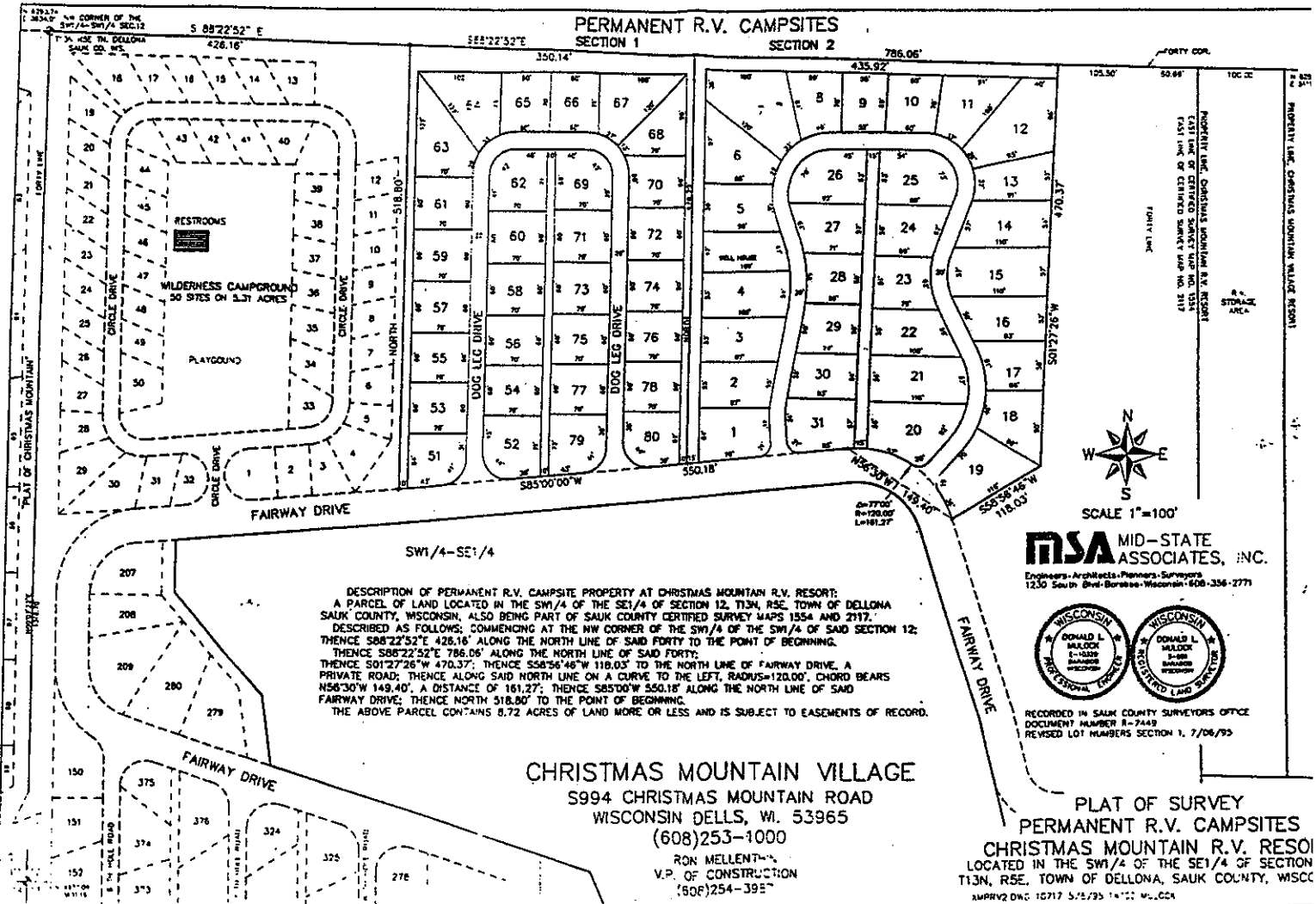
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1230 South Blvd - Baraboo, Wisconsin - 608-356-2771



RECORDED IN SAUK COUNTY SURVEYORS OFFICE  
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REVISED LOT NUMBERS SECTION 1, 7/06/95



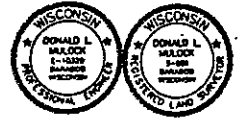
SCALE 1"=100'



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 1230 South First Street - Wisconsin - 608-336-2771



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 DOCUMENT NUMBER 8-7449  
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PLAT OF SURVEY  
 PERMANENT R.V. CAMPSITES  
 CHRISTMAS MOUNTAIN R.V. RESORT  
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 T13N, R5E, TOWN OF DELLONA, SAUK COUNTY, WISCONSIN  
 IMPRINT DATE: 10/17/95 5:25/95 14:22 M.L.C.C.A.