

**By-Laws and Declaration  
Changes Effective February 24, 2004  
Mukwonago Estates Maintenance Corporation**

All motions shall be made to supercede any conflicting language found within the various documents, including, yet not limited to, the Articles of Incorporation, By-laws or Declaration of Restrictions and Covenants for Mukwonago Estates.

The annual fees will be due within 30 days after due date. After 60 days, the past due amount will be subject to a 1-1/2 % monthly interest charge. At 90 and 180 days past due, certified letters will be mailed to the member demanding payment and outlining the potential legal fees added after 180 days past due. The cost of the certified letter, rounded up to the nearest dollar and then doubled to meet clerical expenses, will be added to the member's bill and be subject to interest charges. After 180 days, all member accounts still past due will be turned over to an attorney of the Board's selection to commence a lawsuit against the member. The member will be subject to pay all related legal expenses, in addition to the customary and prevailing hourly rate for attorney services. The attorney will provide a single demand letter seeking to cure the debt within 30 days or begin the lawsuit immediately thereafter. The rate may fluctuate given circumstances and time, yet the member will be responsible for all costs added in order to collect the annual assessment.

Current members past due will be provided written notice of the changes to the By-laws and given a single 30-day window to pay all past due amounts. Failure to do so will result in application of interest and penalties from their original date of inception and be subjected to litigation after the 31<sup>st</sup> day.

A special assessment may be levied by the Corporation for the purpose of defraying in whole or in part the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement upon the open space to be approved by a majority of eligible members present at a special or annual meeting.

Motion was made by Mike Krueger and seconded by Andrea Bielfuss that the owners allow the Board members to assume the proxy votes of eligible voting members not present or have no written proxy representation to vote on Motion #2, which reads: "The annual fee may be set to such amount as is required to meet current expenses and all other future capital expenses necessary to maintain the common grounds and improvements thereon with a cap of \$250.00 to be approved by a majority of eligible members present at a special meeting or annual meeting." Vote was 36 For and 8 Against. Motion carried.

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