

**First Amendment to
Leona's Rolling Meadows
Subdivision Restrictions**

Document Number

Title of Document

Lots 1 through 88 and Outlots 1 through 7 of Leona's Rolling Meadows Subdivision being part of the NW 1/4 of Section 4, Township 1 North, Range 22 East, City of Kenosha.

Plat recorded as Leona's Rolling Meadows on November 5, 2003 as Doc. No. 1361358 in the Office of the Kenosha County Register of Deeds.

Original restrictions recorded on November 20, 2003 as Doc. No. 1363647 in the Office of the Kenosha County Register of Deeds.

Also, Lots 89 through 165 of Leona's Rolling Meadows Addition #1 Subdivision, part of the NW 1/4 of Section 4, Township 1 North, Range 22 East, City of Kenosha.

Plat recorded as Leona's Rolling Meadows Addition #1 on June 28, 2004 as Doc. No. 1393924 in the Office of the Kenosha County Register of Deeds.

19-



DOCUMENT NUMBER

1393924

RECORDED
St. Kenosha County, Kenosha, WI 53146
Louise L. Driscoll, Register of Deeds
on 5/20/2004 at 3:06PM
46052318 \$15.00

RECEIVED

NOTES

Record this document with the Register of Deeds

Name and Return Address:
Neumann Enterprises, Inc.
W330 N6233 Hasslinger Drive
Nashotah, WI 53058

see attached lists

(Parcel Identification Number)

First Amendment to Leona's Rolling Meadows Subdivision Restrictions

WHEREAS, Neumann Enterprises, Inc. (Declarant) is the developer of Leona's Rolling Meadows Subdivision,

WHEREAS, Leona's Rolling Meadows Subdivision is described as part of the NW ¼ of Section 4, Township 1 North, Range 22 East, City of Kenosha, Kenosha County, Wisconsin,

WHEREAS, the original Leona's Rolling Meadows Subdivision Restrictions were recorded on November 20, 2003 as Doc. No. 1363647 in the Office of the Kenosha County Register of Deeds,

WHEREAS, item #30 of the original restrictions states that "These restrictions, except those which are the lot owners' responsibility in perpetuity, may be amended at any time by a majority vote from the Home Owners Association with only one vote per lot or unilaterally by the Declarant until one year after 100% of the lots have been built upon and occupancy permits granted."

NOW, THEREFORE, Declarant hereby declares the following:

1. The Restrictions for Leona's Rolling Meadows Subdivision be amended by adding the owners of Lots 89 through 165 of Leona's Rolling Meadows Addition #1 Subdivision to enjoy all the rights and responsibilities of the original Restrictions as members of the Leona's Rolling Meadows Homeowners Association.
2. Declarant retains ownership of Outlot 8 of Leona's Rolling Meadows Addition #1 Subdivision.
3. After the final lift of asphalt is installed and all infrastructure improvements have been inspected and approved by the City of Kenosha and the affected lots have been sold, Neumann Enterprises, Inc. shall no longer be held responsible for any subsequent damage to said infrastructure improvements, including but not limited to, street trees, curb lines, etc.
4. Lot buyers and homeowners are hereby put on notice that certain arrangements have been made between the Developer and Builders which require that the Builder be responsible for installation of street trees per the landscape design and City Forester instructions. In the event that any Builder does not plant the required street trees, and the Developer ultimately installs the trees, Buyers and homeowners are hereby made aware that during installation of the trees some damage may occur to the terrace area between the sidewalk and the curb line.

Buyers and homeowners shall be responsible for repair of any such damage.

- 5. All Lot buyers and homeowners in Leona's Rolling Meadows Subdivision are hereby put on notice that additional phases to the subdivision will be constructed in 2004 and 2005. This construction will involve large earth moving machinery, etc. which will generate noise, dust and other disturbances throughout the process.
- 6. All Lot buyers and builders in Leona's Rolling Meadows Subdivision are hereby put on notice that lot grades have been established as part of a master grading plan and that all lot owners are responsible for maintaining the approved lot grades. The lot grades may not be changed unilaterally by any lot owner without City of Kenosha approval.

Dated this 13th day of SEPTEMBER, 2004.

Mark W. Neumann, President
Neumann Enterprises, Inc.

STATE OF WISCONSIN)
 :SS
COUNTY OF KEWOSHA)

Personally came before me this 13th day of SEPTEMBER, 2004 the above-named Mark W. Neumann to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public, KEWOSHA County
My Commission Expires: 9/11/05

THIS INSTRUMENT DRAFTED BY
BONNIE H. SCHEFFER
NEUMANN ENTERPRISES, INC.

LEONA'S ROLLING MEADOWS SUB
PT NW 1/4 SEC 4 T 1 R 22 CITY OF KENOSHA
PLAT #4395 DOC#1361358 2004

DELETE 03-122-04-201-001
03-122-04-201-105
03-122-04-251-011

- LOT 1 03-122-04-230-001
- LOT 2 03-122-04-230-002
- LOT 3 03-122-04-230-003
- LOT 4 03-122-04-230-004
- LOT 5 03-122-04-230-005
- LOT 6 03-122-04-230-006
- LOT 7 03-122-04-230-007
- LOT 8 03-122-04-230-008
- LOT 9 03-122-04-230-009
- LOT 10 03-122-04-230-010
- LOT 11 03-122-04-230-011
- LOT 12 03-122-04-206-012
- LOT 13 03-122-04-206-013
- LOT 14 03-122-04-206-014
- LOT 15 03-122-04-206-015
- LOT 16 03-122-04-206-016
- LOT 17 03-122-04-206-017
- LOT 18 03-122-04-206-018
- LOT 19 03-122-04-206-019
- LOT 20 03-122-04-206-020
- LOT 21 03-122-04-206-021
- LOT 22 03-122-04-206-022
- LOT 23 03-122-04-206-023
- LOT 24 03-122-04-206-024
- LOT 25 03-122-04-206-025
- LOT 26 03-122-04-206-026
- LOT 27 03-122-04-206-027
- LOT 28 03-122-04-206-028
- LOT 29 03-122-04-206-029
- LOT 30 03-122-04-206-030
- LOT 31 03-122-04-206-031
- LOT 32 03-122-04-206-032
- LOT 33 03-122-04-205-033
- LOT 34 03-122-04-205-034
- LOT 35 03-122-04-205-035
- LOT 36 03-122-04-205-036
- LOT 37 03-122-04-205-037
- LOT 38 03-122-04-205-038
- LOT 39 03-122-04-205-039
- LOT 40 03-122-04-205-040
- LOT 41 03-122-04-205-041
- LOT 42 03-122-04-205-042
- LOT 43 03-122-04-205-043
- LOT 44 03-122-04-203-044
- LOT 45 03-122-04-203-045
- LOT 46 03-122-04-203-046
- LOT 47 03-122-04-203-047
- LOT 48 03-122-04-203-048

- LOT 49 03-122-04-204-049
- LOT 50 03-122-04-204-050
- LOT 51 03-122-04-204-051
- LOT 52 03-122-04-204-052
- LOT 53 03-122-04-204-053
- LOT 54 03-122-04-204-054
- LOT 55 03-122-04-204-055
- LOT 56 03-122-04-204-056
- LOT 57 03-122-04-204-057
- LOT 58 03-122-04-204-058
- LOT 59 03-122-04-204-059
- LOT 60 03-122-04-204-060
- LOT 61 03-122-04-204-061
- LOT 62 03-122-04-204-062
- LOT 63 03-122-04-204-063
- LOT 64 03-122-04-234-064
- LOT 65 03-122-04-234-065
- LOT 66 03-122-04-234-066
- LOT 67 03-122-04-234-067
- LOT 68 03-122-04-234-068
- LOT 69 03-122-04-234-069
- LOT 70 03-122-04-234-070
- LOT 71 03-122-04-234-071
- LOT 72 03-122-04-234-072
- LOT 73 03-122-04-234-073
- LOT 74 03-122-04-234-074
- LOT 75 03-122-04-234-075
- LOT 76 03-122-04-234-076
- LOT 77 03-122-04-234-077
- LOT 78 03-122-04-235-078
- LOT 79 03-122-04-235-079
- LOT 80 03-122-04-233-080
- LOT 81 03-122-04-233-081
- LOT 82 03-122-04-233-082
- LOT 83 03-122-04-233-083
- LOT 84 03-122-04-233-084
- LOT 85 03-122-04-233-085
- LOT 86 03-122-04-232-086
- LOT 87 03-122-04-232-087
- LOT 88 03-122-04-232-088
- OUTLOT 1 03-122-04-206-101
- OUTLOT 2 03-122-04-205-102
- OUTLOT 3 03-122-04-204-103
- OUTLOT 4 03-122-04-234-104
- OUTLOT 5 03-122-04-234-105
- OUTLOT 6 03-122-04-233-106
- OUTLOT 7 03-122-04-233-107

LEONA'S ROLLING MEADOWS ADDITION #1 SUB
 A RE-DIVISION OF OUTLOTS 6 & 7 LEONA'S ROLLING MEADOWS SUB
 IN SW ¼ & SE ¼ OF NW ¼ ALSO PT OF NW ¼ OF SW ¼ SEC 4 T1 R22
 CITY OF KENOSHA FLAT #4396 DOC#1393924 2005

DELETE

03-122-04-326-002

03-122-04-233-106

LOT 89	03-122-04-235-089	LOT 132	03-122-04-233-132
LOT 90	03-122-04-235-090	LOT 133	03-122-04-233-133
LOT 91	03-122-04-235-091	LOT 134	03-122-04-233-134
LOT 92	03-122-04-235-092	LOT 135	03-122-04-233-135
LOT 93	03-122-04-235-093	LOT 136	03-122-04-233-136
LOT 94	03-122-04-235-094	LOT 137	03-122-04-233-137
LOT 95	03-122-04-235-095	LOT 138	03-122-04-233-138
LOT 96	03-122-04-235-096	LOT 139	03-122-04-233-139
LOT 97	03-122-04-235-097	LOT 140	03-122-04-233-140
LOT 98	03-122-04-235-098	LOT 141	03-122-04-233-141
LOT 99	03-122-04-235-099	LOT 142	03-122-04-236-142
LOT 100	03-122-04-235-100	LOT 143	03-122-04-236-143
LOT 101	03-122-04-235-101	LOT 144	03-122-04-236-144
LOT 102	03-122-04-235-102	LOT 145	03-122-04-236-145
LOT 103	03-122-04-235-103	LOT 146	03-122-04-236-146
LOT 104	03-122-04-235-104	LOT 147	03-122-04-236-147
LOT 105	03-122-04-235-105	LOT 148	03-122-04-236-148
LOT 106	03-122-04-235-106	LOT 149	03-122-04-236-149
LOT 107	03-122-04-235-107	LOT 150	03-122-04-236-150
LOT 108	03-122-04-235-108	LOT 151	03-122-04-236-151
LOT 109	03-122-04-235-109	LOT 152	03-122-04-236-152
LOT 110	03-122-04-235-110	LOT 153	03-122-04-236-153
LOT 111	03-122-04-235-111	LOT 154	03-122-04-236-154
LOT 112	03-122-04-235-112	LOT 155	03-122-04-236-155
LOT 113	03-122-04-235-113	LOT 156	03-122-04-236-156
LOT 114	03-122-04-235-114	LOT 157	03-122-04-236-157
LOT 115	03-122-04-235-115	LOT 158	03-122-04-236-158
LOT 116	03-122-04-235-116	LOT 159	03-122-04-236-159
LOT 117	03-122-04-237-117	LOT 160	03-122-04-236-160
LOT 118	03-122-04-237-118	LOT 161	03-122-04-236-161
LOT 119	03-122-04-237-119	LOT 162	03-122-04-236-162
LOT 120	03-122-04-232-120	LOT 163	03-122-04-236-163
LOT 121	03-122-04-232-121	LOT 164	03-122-04-236-164
LOT 122	03-122-04-232-122	LOT 165	03-122-04-236-165
LOT 123	03-122-04-232-123	OUTLOT 8	03-122-04-326-108
LOT 124	03-122-04-232-124		
LOT 125	03-122-04-232-125		
LOT 126	03-122-04-232-126		
LOT 127	03-122-04-232-127		
LOT 128	03-122-04-232-128		
LOT 129	03-122-04-232-129		
LOT 130	03-122-04-232-130		
LOT 131	03-122-04-232-131		