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**REGISTER OF DEEDS
COLUMBIA COUNTY**

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**LISA KRINTZ
REGISTER OF DEEDS
REC FEE: 30.00
TRANS FEE:
EXEMPT:**

**AMENDMENT TO THE DECLATIONS OF
CONDITIONS, COVENANTS, RESTRICTIONS AND
EASEMENTS FOR WILDWOOD BLUFF ESTATES,
FIRST ADDTION TO WILDWOOD BLUFF ESTATES,
AND SECOND ADDITON TO WILDWOOD BLUFF
ESTATES, ALL IN THE TOWN OF DEKORRA,
COLUMBIA COUNTY, WISCONSIN**

In re:

See Exhibit A

Ronald M. Trachtenberg, Esq
Fuhrman & Dodge S.C.
2501 Parmenter Street Suite 100A
Middleton, WI 53562

PIN: See Attached Exhibit A

Drafted By:
Attorney Ronald M. Trachtenberg
Fuhrman & Dodge S.C.

AMENDMENT TO THE DECLARATIONS OF CONDITIONS, COVENANTS, RESTRICTIONS
AND EASEMENTS FOR WILDWOOD BLUFF ESTATES, FIRST ADDITION TO
WILDWOOD BLUFF ESTATES, AND SECOND ADDITION TO WILDWOOD BLUFF
ESTATES, ALL IN THE TOWN OF DEKORRA, COLUMBIA COUNTY, WISCONSIN

In re: See Exhibit A

WHEREAS, said Lots and Parcels, hereinafter "Lots", as set forth in Exhibit A, in part or all, are subject to the Declaration of Conditions, Covenants, Restrictions, and Easements for Wildwood Bluff Estates dated May 5, 1972, and recorded in the office of the Columbia County Register of Deeds on May 17, 1972 in Volume 105 of Records at Pages 123-130 as Document Number 354152; the Declaration of Conditions, Covenants, Restrictions, and Easements for the First Addition Wildwood Bluff Estates dated July 1, 1974, and recorded in the office of the Columbia County Register of Deeds on July 15, 1974 in Volume 139 of Records at Pages 119-126 as Document Number 368300; the Declaration of Conditions, Covenants, Restrictions, and Easements for the Second Addition to Wildwood Bluff Estates dated October 18, 1993, and recorded in the office of the Columbia County Register of Deeds on October 19, 1993, in Volume 457 of Records at Pages 696-704 as Document Number 522080; the Declaration of Conditions, Covenants, Restrictions, and Easements for Wildwood Bluff Estates, First Addition to Wildwood Bluff Estates and Second Addition to Wildwood Bluff Estates, dated as of December 30, 1994, and recorded in the office of the Columbia County Register of Deeds on January 3, 1995, in Volume 492 of Records at Pages 393-406 as Document Number 537730; the Declaration Regarding Covenants and Restrictions: Wildwood Bluff Estates, First Addition to Wildwood Bluff Estates and Second Addition to Wildwood Bluff Estates, dated December 1, 1995, and recorded in the office of the Columbia County Register of Deeds on February 2, 1996, in Volume 520 of Records at Pages 874 -877, as Document No. 550957; and Territorial Addition to Restrictive Covenants, dated November 2, 2011, and recorded in the office of the Columbia County Register of Deeds on November 8, 2011, as Document No. 828670, hereinafter collectively, the "Declarations";

WHEREAS, in the Declaration of Conditions, Covenants, Restrictions, and Easements for Wildwood Bluff Estates, Declaration of Conditions, Covenants, Restrictions, and Easements for the First Addition to Wildwood Bluff Estates, and Declaration of Conditions, Covenants, Restrictions, and Easements for the Second Addition to Wildwood Bluff Estates, and as incorporated into the Declarations of Conditions, Covenants, Restrictions, and Easements for Wildwood Bluff Estates, First Addition to Wildwood Bluff Estates, and the Second Addition to Wildwood Bluff Estates, (i) all Lots shall be use for residential purposes only and (ii) all Lots are subject to and are required to pay general annual charges or assessments to the Wildwood Bluff Estates Association, Inc., the "Association", for the purpose of defraying the costs of maintaining the landscaping, hard surfaced areas, lighting, piers and recreational facilities in the areas deeded to the Association by the Developer.

WHEREAS, the Articles of Incorporation of the Association states that the purpose of the Association is "The ownership, maintenance and development and organization of the open areas in t the plat of Wildwood Bluff Estates in the Town of Dekorra, Columbia County, Wisconsin,

together with approving plans, plot plans, and design of homes in Wildwood Bluff Estates or other sub-divisions added to Wildwood Bluff Estates all as set forth in the by-laws and the restrictions recorded in the office of the Registered of Deeds for Columbia County, Wisconsin;

WHEREAS, the Restated Bylaws dated April 17, 2011, of the Association provides that "The Board of Directors of shall have the absolute right to establish rules and regulations with respect to the property owned by the Association, including hours of the day that may be used, number of people, and any other matters"; and

WHEREAS the increasing use of the Lots and houses built thereon as short-term rental properties is transforming the use of the Lots from residential to commercial rental properties, in violation of the purpose provision of the Declarations and placing an ever-increasing burden on the property owned by the Association;

NOW THEREFORE, pursuant to the amendment clause of the Declarations, this Amendment having been approved by at least fifty percent (50%) of the owners of all Lots subject to the Wildwood Bluff Estates Association, Inc., the Declarations shall be and hereby are amended as follows:

I: Leasing of the Residences:

- A. The term "residence" shall mean any residential building located on a Lot; and the term "lease" shall include any written lease or oral rental agreement.
- B. No residence shall be leased for a period of less than six months. No residence may be leased more than twice in any calendar year.
- C. All leases/rentals as provided for in this section shall be by written lease subject to the following:
- D. Within five (5) business days of the execution of said lease, a copy of said lease shall be provided to the Association Board secretary together with the contact information for the Lot owners and tenants (address, phone number and email address for each).
- E. The lease shall provide acknowledgement by the tenant that the tenant is responsible for compliance with the Declarations as amended, the Association Bylaws, and Conditions, Rules and Restrictions adopted by the Association Board. The lease shall provide that the Association Board had the right to terminate the lease by ten (10) business days written notice to the Lot owner and tenant for violations of the Declarations as amended, the Association Bylaws, and Conditions, Rules and Restrictions adopted by the Association Board for which previous written notice of violation has been given to the Lot owner and the tenant.
- F. Written acknowledgement by the Lot owner that the Lot owner assumes responsibility for the tenants' failure to follow the Declarations as amended, the Association Bylaws, and Conditions, Rules and Restrictions adopted by the Association Board, and any damage to the condominium property.

G. Any lease agreement, with or without compensation, in effect as of the date of adoption of this Amendment shall be allowed to continue in effect until the termination of that agreement by one of the parties involved in such agreement.

II. Power of the Association over Leases of the Residences and Use of the Association Property by Lessees:

- A. The Association, by its Board of Directors, may adopt rules governing leases not inconsistent with Section I above, including but not limited lease terms including the length of leases, notification requirements, enforcement of the association rules, fines for violating the association rules, and judicial enforcement of the association rules, including assessing attorneys' fees and costs.
- B. The Association, in adopting rules governing the property owned by the Association, may in its discretion limit or not allow the use of the property owned by the Association, by lessees different from that of the owners of the Lots.

The Wildwood Bluff Estates Association, Inc., a Wisconsin corporation, the homeowners association for and governing the above referenced Lots pursuant to the above Declarations, hereby certifies this AMENDMENT TO THE DECLARATIONS OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR WILDWOOD BLUFF ESTATES, FIRST ADDITION TO WILDWOOD BLUFF ESTATES, AND SECOND ADDITION TO WILDWOOD BLUFF ESTATES, ALL IN THE TOWN OF DEKORRA, COLUMBIA COUNTY, WISCONSIN was approved by more the owners of more than fifty percent (50%) of the Lots. Said signatures are on file with the Association.

Dated this 8 day of July, 2022

Wildwood Bluff Estates Association, Inc.



President

Print Name: Gary Weinert



Secretary

Print Name: Lynne Clark

STATE OF WISCONSIN)

) ss.

COUNTY OF COLUMBIA)

Personally came before me this 8th day of July, 2022, the above-named Gary Weinert, and Lynne Clark, as President and Secretary respectively of Wildwood Bluff Estates Association, Inc., to me known, who executed the foregoing instrument and acknowledged that they executed the foregoing instrument in their corporate capacity and acknowledged the same.

Amy Templin
Print Name:
Notary Public, State of Wisconsin
My Commission Expires: 11/24/2023

Drafted by: Attorney Ronald M. Trachtenberg, Esq.
Fuhrman & Dodge S.C.

Exhibit A

All Lots and Parcels are located in the Town of Dekorra, Columbia County, Wisconsin

<u>Lot Number</u>	<u>Parcel Number</u>
Plat of Wildwood Bluff Estates	
1	11010-1445
2	11010-1446
3	11010-1447
4	11010-1448
5	11010-1449
6	11010-1450
7	11010-1451
8	11010-1452
9	11010-1453
10	11010-1454
11	11010-1455
12	11010-1456
13	11010-1457
14	11010-1458

Plat of Wildwood Bluff
Estates 1st Addition
(Note: Lots 15 and 16
consolidated into Lot 1
CSM 6510; Lot 24
consolidated into Lot 1,
CSM 4186; Lot 25 replated
into the Plat of Wildwood
Addition 2nd Additon; Lot
36 and Part of Lot 37
consolidated into Lot 1
CSM 4103; Part of Lot 37
and all of Lot 38
consolidated into Lot 2
CSM 4103)

17	11010-1489
18	11010-1490
19	11010-1491
20	11010-1492
21	11010-1493
22	11010-1494
23	11010-1495
26	11010-1498

27	11010-1499
28	11010-1500
29	11010-1501
30	11010-1502
31	11010-1503
32	11010-1504
33	11010-1505
34	11010-1506
35	11010-1507
39	11010-1511
40	11010-1512
41	11010-1513
42	11010-1514
43	11010-1515

Plat of Wildwood Bluff
Estates 2nd Addition

44	11010-1516
45	11010-1517
46	11010-1518
47	11010-1519
48	11010-1520
49	11010-1521
50	11010-1522
51	11010-1523

Certified Survey Map Lots
from consolidation of Lots
from Wildwood Estates 2nd
Addition

Lot 1 CSM No. 4186	11010-1496.01
Lot 1 CSM No. 4103	11010-1508.01
Lot 2 CSM No. 4103	11010-1510.02
Lot 1 CSM No. 6510	11010-1487.01

Subsequently Added Lots

Lots 1 and 2 CSM No. 503	11010-910.02 and 11010-910.03
Lot 1 CSM No. 667	11010-910B
Lot 1 CSM 2689	11010-910.01
Lot 2 CSM 6248	11010-911.04

Subsequently Added Metes and Bounds Parcels

Lot 2 Certified Survey Map No. 2689 and a parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 27, Township 11 North, Range 8 East, Town of Dekorra, Columbia County, Wisconsin, to wit: Commencing at the North quarter corner of said Section

27; thence South 02 degrees 04 minutes 27 seconds East, 553.97 feet; thence South 22 degrees, 40 minutes 55 seconds West, 1368.43 feet; thence North 31 degrees 32 minutes 40 seconds West, 210.76 feet; thence North 64 degrees 14 minutes 00 seconds West, 60.17 feet, thence South 33 degree 26 minutes 25 Seconds West, 81.73 feet; thence South 25 degrees 46 minutes 00 seconds West, 120.00 feet; thence South 59 degrees 32 minutes 34 seconds West, 157.89 feet; thence North 65 degrees 03 minutes 38 seconds West, 256.52 feet; thence South 74 degrees, 04 minutes 00 seconds West, 423.49 feet; thence South 15 degrees 56 minutes 00 seconds East; 226 .00 feet; thence South 13 degrees 37 minutes 00 seconds West, 418.94 feet to the point of beginning; thence continuing South 13 degrees, 37 minutes 00 seconds West, 96.06 feet; thence South 39 degrees 10 minutes 00 seconds West 662.44 feet; thence North 68 degrees 55 minutes 16 seconds West, 240.26 feet; thence North 21 degrees, 04 minutes 44 seconds East, 325.65 feet; thence North 73 degrees 20 minutes 00 seconds East, 380.00 feet, thence North 34 degrees 05 minutes 00 seconds East, 89.58 feet; thence North 10 degrees 50 minutes 00 seconds West, 241.20 feet; thence North 16 degrees 00 minutes 00 seconds East, 357.67 feet to a point in a curve, thence Southeasterly on a curve to the left which has a radius of 117.24 feet and a chord which bears South 72 degrees,24 minutes 18 seconds East; 15.00 feet; thence South 16 degrees 00 minutes 00 seconds West, 353.68 feet; thence South 10 degrees 50 minutes 00 seconds East; 229.85 feet, thence North 79 degrees, 10 minutes 00 seconds East, 122.75 feet to the point of beginning;

Parcel No. 11010-912G

A parcel of land located in the Southwest Quarter of Section 27, Township 11 North, Range 8 East, in the Town of Dekorra, Columbia County, Wisconsin, to wit: Commencing at the East Quarter corner of said Section 27; thence S89°59'00"West, 2631.55 feet; thence S07°27'23"East, 315.13 feet; thence S07°10'16"East, 522.96 feet; thence S85°29'35"West, 697.92 feet to the point of beginning; thence continuing S85°29'35"West, 77.08 feet; thence N29°58'22"West, 286.58 feet; thence N20°36'01"East, 328.32 feet to a point on a curve; thence Southeasterly on a curve to the left which has a radius of 466.00 feet and a chord which bears S77°12'00"East, 126.49 feet to a point of tangency; thence S85°00'00"East, 26.68 feet; thence S05°00'00"West, 521.16 feet to the point of beginning.

Parcel No. 11010-911F

A parcel of real estate located in the Southwest ¼ of Section 27, Township 11 North, Range 8 East, Town of Dekorra, Columbia County, Wisconsin, described as follows: Commencing at the East ¼ corner of said Section 27; thence South 89°59'00" West, 2631.53 feet; thence South 07°27'23" East, 315.13 feet; thence South 07°10'16" East, 522.96 feet; thence South 85°29'35" West, 545.83 feet to the point of beginning; thence continuing South 85°29'35" West, 152.09 feet; thence North 5°0'0" East, 521.16 feet; thence South 85°0'0" East, 150 feet; thence South 5°0'0" West, 496.04 feet to the point of beginning.

Parcel No. 11010-911G

A parcel of land located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and Government Lot 2, Section 27, Township 11 North, Range 8 East, Town of Dekorra, Columbia County, Wisconsin, more particularly described as follows: Beginning at the Southeast corner of Lot 35, Plat of First Addition to Wildwood Bluff Estates; thence South 1° 06'20" West, 66.00 feet (recorded as South 1° 08'40" West) along the West right of way line of Wildwood Way to the Northeast corner of Wildwood Recreation Park; thence North 88° 53'40" West, 121.23 feet (recorded as North 88° 51'20" West); thence West along the arc of a curve, concave South, having a radius of 234.00 feet and a central angle of 25° 20'52" whose long chord bears South 78° 25'54" West, 102.68 feet; thence along the arc of a curve, concave North, having a radius of 60.00 feet and a central angle of 215° 26'48" whose long chord bears South 81° 56'29" West, 114.30 feet; thence North 86° 14'10" West, 170.00 feet (recorded as North 86° 15'00" West); thence North 24° 00'00" East, 325.00 feet to the Southeasterly line of Lot 39, First Addition to Wildwood Bluff Estates; thence North 74° 02'13" East, 219.88 feet (recorded as North 74° 04'00" East, 220 feet) to the most Easterly corner of Lot 38, First Addition to Wildwood Bluff Estates; thence South 07° 59'13" East, 268.47 feet (recorded as South 7° 58'22" East) to the Southwest corner of Lot 35, First Addition to Wildwood Bluff Estates; thence South 88° 53'40" East, 125 feet (recorded as South 88° 51'20" East) along the South line of Lot 35 to the point of beginning.

Parcel No. 11010-1525

Part of the Northeast Quarter of the Southwest Quarter, Section 27, Township 11 North, Range 8 East, Town of Dekorra, Columbia County, Wisconsin, described as follows: Commencing at the East corner of said Section 27; thence South 89°59'00" West, 2,631.53 feet; thence South 07°27'23" East, 315.08 feet to the South right of way line of Wildwood Way; thence said right of way, along a curve to the right for a distance of 301.24 feet, said curve having a radius of 523.00 feet and a long chord that bears South 74°30'02" West, 297.09 feet to a point known as the point of beginning; thence continuing along said right of way on a curve to the right for a distance of 36.50 feet, said curve having a radius of 523.00 feet and a long chord that bears South 86°59'58" West, 36.49 feet; thence North 85°00'00" West, 113.52 feet; thence South 05°00'00" West, 496.04 feet; thence North 85°29'35" East, 185.34 feet; thence North 00°58'46" East, 273.85 feet; thence North 85°36'58" West, 23.04 feet; thence North 07°47'18" East, 194.00 feet to the point of beginning.

Parcel No. 11010-911.02

Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Section Twenty-Seven (27), Town Eleven North (T11N), Range Eight East (R8E), Town of Dekorra, Columbia County, Wisconsin, described as follows: Commencing at the East corner of Said Section 27; Thence S89°59'00"W, 2631.53 feet; Thence S07°27'23"E, 315.08 feet to the south right of way line of Wildwood Way; Thence said right of way along a curve to the Right for a distance of 150.72 feet, said curve having a radius of 523.00 feet and a long chord that bears S66°15'21"W, 150.20 feet to a point known as the Point of Beginning; Thence continuing along said right of way on a curve to the right for a distance of 150.52 feet, said curve having a radius of 523.00 feet and a long chord that bears S82°45'23"W, 150.00 feet; Thence S07°47'18"W, 194.00 feet; Thence S85°29'35"E, 23.04 feet; Thence S00°58'46"W, 273.85 feet; Thence N85°29'35"E, 194.56 feet; Thence N04°30'25"W, 472.87 feet to the Point of Beginning. Said parcel contains 82,418.98 sqft.

Parcel No. 11010-911.01