

AMENDED DECLARATIONS AND
RESTRICTIVE COVENANTS FOR
FOUR WINDS SUBDIVISION

Document Number

WHEREAS, Four Winds Subdivision, LLC created developed a subdivision of the Southwest Quarter of the Southwest Quarter of Section 20, and part of the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows:

The Southwest Quarter of the Southwest Quarter of Section 20, Town 9 North, Range 17 East, and the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows: Commencing at the Southwest Corner of the Southwest Quarter of said Section 20; thence North 87° 20' 47" West along the South Line of the Southeast Quarter of said Section 19; 423.757 feet; thence North 02° 43' 52" West 25.110 feet; thence North 36° 33' 42" West 51.560 feet to a point on the Easterly Right-of-Way Line for State Trunk Highway "67"; thence North 01° 10' 00" East along said Easterly Right-of-Way Line 118.000 feet; thence North 04° 17' 37" East along said Easterly Right-of-Way Line 315.520 feet; thence North 00° 46' 47" East along said Easterly Right-of-Way Line 787.500 feet; thence North 01° 29' 05" East along said Easterly Right-of-Way Line 383.720 feet; thence North 05° 59' 34" West along said Easterly right-of-Way Line 159.070 feet; thence South 87° 37' 24" East 411.441 feet to a point on the East Line of said Quarter Section; thence South 00° 26' 23" East along the East Line of said Quarter Section 511.215 feet; thence South 89° 41' 19" East 1321.436 feet; thence South 00° 11' 10" East 1319.015 feet to a point on the centerline of Roosevelt Road and the South Line of the Southwest Quarter of Section 20; thence North 89° 42' 59" West along the South Line of said Quarter Section 1315.790 feet to the place of commencement, containing 2,506,760 square feet of land, or 57.54729 acres of land.

WHEREAS, in the original Declarations and Restrictive Covenants for Four Winds Subdivision, the name of the subdivision was identified as "Four Winds Subdivision". Document #1021068

WHEREAS, the Department of Financial Institutions advised Four Winds Subdivision, LLC that the name Four Winds Homeowners Association, Inc. had recently been taken by another subdivision and therefore could not be used as the name of the homeowners association requested by Four Winds Subdivision, LLC.

NOW, THEREFORE, the Developer, Four Winds Subdivision, LLC hereby declares that it wishes to change the name of Four Winds Homeowner's Association, Inc. to Winds Homeowner's Association, Inc..

Property Subject to amended declarations and restrictive covenants established by this instrument shall be all residential lots 1-61 and outlot 2 as shown and depicted on the Final Subdivision Plat of Four Winds Subdivision of the Town of Ashippun, recorded in the office of the Register of Deeds for Dodge County, Wisconsin Vol. Cab. B Pg. 70 Doc#1019521.



1025524

Document Number
Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

Jun 29, 2004
at 11:30 o'clock a.m.

Chris Planasch
CHRIS PLANASCH - Registrar

This space reserved for recording data

RETURN TO

Timothy J. Andringa
Cramer, Multhauf & Hammes, LLP
P.O. Box 558

Tax Parcel No. _____

Any reference to Four Winds Homeowners Association, Inc. made in the restrictive covenants shall hereafter be referenced as Winds Homeowners Association, Inc.

FOUR WINDS SUBDIVISION, LLC

Dated: 6-11-04

By: Donald Sebastian
Donald Sebastian, Member

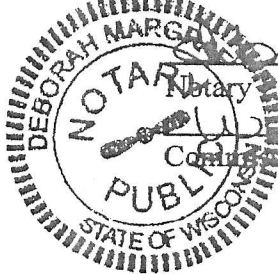
Dated: 6-11-04

By: Judy Sebastian
Judy Sebastian, Member

STATE OF WISCONSIN)
) ss.
Waukesha COUNTY)

332

Personally came before me this 11th day of June, 2004, the above-named Donald and Judy Sebastian, Members of Four Winds Subdivision, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 Deborah Marga
Notary Public,
Waukesha County, WI
Commission expires: 12/3/06

This instrument was drafted by and after recording should be returned to:

Timothy J. Andringa
Cramer, Multhauf & Hammes, LLP
P.O. Box 558
Waukesha, Wisconsin 53187
(262) 542-4278

AMENDED DECLARATIONS AND
RESTRICTIVE COVENANTS FOR
FOUR WINDS SUBDIVISION

Document Number



1047535

Document Number

Office of Register of Deeds
Dodge County, Wisconsin

RECEIVED FOR RECORD

Jun 07, 2005

at 2:24 o'clock P.M.

Chris Planasch
CHRIS PLANASCH - Registrar

This space reserved for recording data

WHEREAS, Four Winds Subdivision, LLC created developed a subdivision of the Southwest Quarter of the Southwest Quarter of Section 20, and part of the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows:

The Southwest Quarter of the Southwest Quarter of Section 20, Town 9 North, Range 17 East, and the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows: Commencing at the Southwest Corner of the Southwest Quarter of said Section 20; thence North 87° 20' 47" West along the South Line of the Southeast Quarter of said Section 19; 423.757 feet; thence North 02° 43' 52" West 25.110 feet; thence North 36° 33' 42" West 51.560 feet to a point on the Easterly Right-of-Way Line for State Trunk Highway "67"; thence North 01° 10' 00" East along said Easterly Right-of-Way Line 118.000 feet; thence North 04° 17' 37" East along said Easterly Right-of-Way Line 315.520 feet; thence North 00° 46' 47" East along said Easterly Right-of-Way Line 787.500 feet; thence North 01° 29' 05" East along said Easterly Right-of-Way Line 383.720 feet; thence North 05° 59' 34" West along said Easterly right-of-Way Line 159.070 feet; thence South 87° 37' 24" East 411.441 feet to a point on the East Line of said Quarter Section; thence South 00° 26' 23" East along the East Line of said Quarter Section 511.215 feet; thence South 89° 41' 19" East 1321.436 feet; thence South 00° 11' 10" East 1319.015 feet to a point on the centerline of Roosevelt Road and the South Line of the Southwest Quarter of Section 20; thence North 89° 42' 59" West along the South Line of said Quarter Section 1315.790 feet to the place of commencement, containing 2,506,760 square feet of land, or 57.54729 acres of land.

RETURN TO

Four Winds Subdivision L.L.C.
c/o Judy Sebastian
W331 N6080 Hwy C
Nashotah, WI 53058

Tax Parcel No. _____

000433

WHEREAS, in the original Declarations and Restrictive Covenants for Four Winds Subdivision, the name of the subdivision was identified as "Four Winds Subdivision". Document #1021068

NOW, THEREFORE, the developer, Four Winds Subdivision, LLC, hereby declares that it wishes to amend the following:

The following shall be added to 5. Dwellings: At least 1/3 (one-third) of the home's front elevation must consist of brick or stone. No cultured brick or stone is allowed.

The following shall be changed 5. Dwellings A. Square Footage:

The minimum square footage for a one-story residence shall be no less than 2,400 square feet.

The minimum square footage for a two story residence shall be no less than 2,800 square feet with 1,400 square feet on the first floor minimum.

Following shall be added to 6. Commencement of and Completion of Construction
Upon approval of home plans by Four Winds Subdivision Architectural
Control Committee, Owner or Builder shall deposit \$1,000.00 with Four
Winds Subdivision Architectural Control Committee as a retainer for any
fines due to the lack of garbage pick-up, disposal, road damage mentioned
under point 6 of original declarations and restrictive covenants for
Four Winds Subdivision. When a violation occurs, Four Winds Subdivision
Architectural Control Committee shall send a 72 hour notice to remedy. If
violation is not remedied within given time period, Four Winds Subdivision
Architectural Control Committee shall remedy violation and deduct fees from
retainer. Fines/fees shall not be limited to retainer amount.

Property subject to amended declarations and restrictive covenants
established by this instrument shall be all residential lots 1-61 and
outlot 2 as shown and depicted on the Final Subdivision Plat of Four Winds
Subdivision of the Town of Ashippun, recorded in the office of the Register
of Deeds for Dodge County, Wisconsin, Vol. Cab. B Pg. 70 Doc#1019521.

Dated: 6-7-05

Four Winds Subdivision, LLC.

By: Donald Sebastian
Donald Sebastian, Member

Dated: 6-7-05

By: Judy Sebastian
Judy Sebastian, Member

STATE OF WISCONSIN)
Dodge COUNTY) ss.

Personally came before me this 7th day of June, 2005, the
above-named Donald and Judy Sebastian, Members of Four Winds Subdivision, LLC,
to me known to be the persons who executed the foregoing instrument and
acknowledge the same.

Carol Krasner
Notary Public,

Dodge County, WI

Commission expires: 9-16-07

000440

17/4

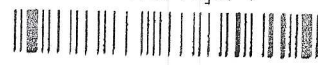
DOCUMENT# 1119100
Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD
Dec. 04, 2008 AT 11:48AM

AMENDMENT TO RESTRICTIVE
COVENANTS
Title of Document

Document Number

Chris Planasch

CHRIS PLANASCH - Registrar
Fee Amount: \$17.00
Total Pages 4



Recording Area

Name and Return Address
Robert W. Snyder
Snyder & Ek, S.C.
117 South Street
Oconomowoc, WI 53066

Parcel Identification Number (PIN)

See attached Legal Description

FILED IN 20080120 9:17
Dodge County, WI
Snyder & Ek, S.C.

074

STATE OF WISCONSIN
Waukesha County

Personally came before me this 28 day of November, 2008, the above-named Donald Sebastian and Judy Sebastian, members of Four Winds Subdivision LLC to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Amanda Hopp
Notary Public

Waukesha County, Wisconsin
My Commission Expires: 9/09/2012

Drafted by:
Robert W. Snyder, Snyder & Ek, S.C.
117 South Street
Oconomowoc, WI 53066
State Bar No. 1000506



076

AMENDMENT TO RESTRICTIVE COVENANTS

WHEREAS, Four Winds Subdivision LLC (the "Developer") created and developed a subdivision (the "Four Winds Subdivision" or the "Subdivision") in the Southwest Quarter of the Southwest Quarter of Section 20, and part of the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows:

See attached Legal Description

WHEREAS, the original Declarations and Restrictive Covenants for Four Winds Subdivision (the "Declaration") was recorded in the Dodge County Register of Deeds on May 4, 2004 as Document No. 1021068.

WHEREAS, the Declaration has been amended previously.

WHEREAS, an Amendment to the Declaration dated July 13, 2007 was recorded in the Dodge County Register of Deeds on July 13, 2007 as Document No. 1093545 (the "July 13, 2007 Amendment").

WHEREAS, the Developer wishes to repeal the July 13, 2007 Amendment.

NOW, THEREFORE, be it resolved, that the July 13, 2007 Amendment is hereby repealed.

Four Winds Subdivision LLC

Dated: Nov. 29, 2008

By: Donald Sebastian
Donald Sebastian, Member

Dated: Nov 29, 2008

By: Judy Sebastian
Judy Sebastian, Member

075

AMENDED DECLARATIONS AND RESTRICTIVE COVENANTS FOR FOUR WINDS SUBDIVISION

Document Number

Title of Document

WHEREAS, Four Winds Subdivision, LLC has caused to be recorded in the Dodge County Register of Deeds certain declarations and restrictive covenants for the subdivision known as Four Winds Subdivision in the Town of Ashippun, and has from to time amended said declarations and restrictive covenants.

WHEREAS, it has been recently discussed and noted that paragraph 29 of the Declarations and Restrictive Covenants for Four Winds Subdivision entitled "Modification or Amendment" apparently contained a scrivener's error or clerical error in the second sentence of said paragraph.

WHEREAS, the developer, Four Winds Subdivision, LLC wishes to make correction to paragraph 29 of the Declaration and Restrictive Covenants for Four Winds Subdivision, with a legal description as follows:

CHRIS PLANASCH - Registrar

Fee Amount: \$13.00

Total Pages 2



Recording Area

Name and Return Address

Don Sebastian

Four Winds Subdivision, L.L.C.

W331 N6080 Hwy C

Nashotah, WI 53058

Parcel Identification Number (PIN)

Four Winds Subdivision, LLC being a subdivision of the Southwest Quarter of the Southwest Quarter of Section 20, and part of the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows:

022

The Southwest Quarter of the Southwest Quarter of Section 20, Town 9 North, Range 17 East, and the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows: Commencing at the Southwest Corner of the Southwest Quarter of said Section 20; thence North 87E 20' 47" West along the South Line of the Southeast Quarter of said Section 19; 423.757 feet; thence North 02E 43' 52" West 25.110 feet; thence North 36E 33' 42" West 51.560 feet to a point on the Easterly Right-of-Way Line for State Trunk Highway "67"; thence North 01E 10' 00" East along said Easterly Right-of-Way Line 118.000 feet; thence North 04E 17' 37" East along said Easterly Right-of-Way Line 315.520 feet; thence North 00E 46' 47" East along said Easterly Right-of-Way Line 787.500 feet; thence North 01E 29' 05" East along said Easterly Right-of-Way Line 383.720 feet; thence North 05E 59' 34" West along said Easterly right-of-Way Line 159.070 feet; thence South 87E 37' 24" East 411.441 feet to a point on the East Line of said Quarter Section; thence South 00E 26' 23" East along the East Line of said Quarter Section 511.215 feet; thence South 89E 41' 19" East 1321.436 feet; thence South 00E 11' 10" East 1319.015 feet to a point on the centerline of Roosevelt Road and the South Line of the Southwest Quarter of Section 20; thence North 89E 42' 59" West along the South Line of said Quarter Section 1315.790 feet to the place of commencement, containing 2,506,760 square feet of land, or 57.54729 acres of land.

NOW, THEREFORE, the Developer, Four Winds Subdivision, LLC hereby declares and amends paragraph 29 of the Declarations and Restrictive Covenants for Four Winds Subdivision recorded May 4, 2004 as Document No. 1021068 as follows:

29. Modification or Amendment. Any of the foregoing restrictions, protective covenants, conditions, changes or provisions may be annulled, waived, changed, modified or amended at any time by written declaration setting forth such annulment, waiver, change, modification or amendment executed by the Developer prior to sale of any lots with the consent of Dodge County Park and Planning. Thereafter, any of the foregoing restrictions, protective covenants, conditions, changes or provisions may be annulled, waived, changed, modified or amended at any time by written Declarations, setting forth such annulment, waiver, change, modification or amendment executed by at least seventy-five (75%) percent of the lot owners (inclusive of the Developer) and with the consent of the Developer so long as the Developer owns any lots affected by these Declarations. Any amendment shall be executed as required by law so as to entitle it to be recorded and shall be recorded in the Office of the Register of Deeds of Dodge County, Wisconsin before it shall be effective. Notwithstanding the foregoing, no amendment, annulment, waiver, change or modification of the provisions of this Declaration shall otherwise affect any of the Town of Ashippun's requirements or Dodge County's requirements, unless such entity consents.

FOUR WINDS SUBDIVISION:

BY: _____
Name: Don Sebastian
Title: Member

FOUR WINDS SUBDIVISION:

BY: _____
Name: Judy Sebastian
Title: Member

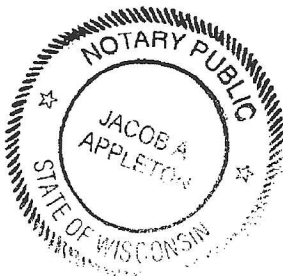
ACKNOWLEDGEMENT:

STATE OF WISCONSIN)
) SS.
Waukesha COUNTY)

Personally came before me on September 28, 2009, the above named, Don and Judy Sebastian, members of Four Winds Subdivision, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of WISCONSIN
My commission (is permanent) (expires: June 20, 2010)

This document drafted by:
Attorney Timothy J. Andringa
CRAMER, MULTHAUF & HAMMES, LLP
1601 East Racine Avenue • Suite 200
P.O. Box 558
Waukesha, WI 53187
(262)-542-4278



023

Document Number

Document Title

Amendment to the Declarations and
Restrictive Covenants For
Four Winds Subdivision

DOCUMENT#: **1279815**

Recorded: **09-12-2019** at **01:29 PM**
CHRIS PLANASCH, REGISTER OF DEEDS

Chris Planasch

DODGE COUNTY, WI
Fee Amount: \$30.00 Pages: 4

Recording Area

Name and Return Address

Don Sebastian
Four Winds Subdivision LLC
W331 NW080 HWY C
Nashotah, WI 53058

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

Document Number

Document Title

Amendment to the Declarations and
Restrictive Covenants For
Four Winds Subdivision

Recording Area

Name and Return Address

Don Sebastian
Four Winds Subdivision LLC
W331 NW080 Hwy C
Nashotah, WI 53058

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

AMENDMENT TO THE DECLARATIONS AND RESTRICTIVE COVENANTS
FOR FOUR WINDS SUBDIVISION

Document No.

An Amendment to the Declarations and Restrictive
Covenants to Four Winds Subdivision , recorded as
Document No. 1021068 in the Dodge County
Register of Deeds.

Recording Area

Name and Return Address

Don Sebastian

Four Winds Subdivision, L.L.C.

W331 N6080 Hwy C

Nashotah, WI 53058

Parcel Identification Number (PIN)

Four Winds Subdivision, LLC being a subdivision of the Southwest Quarter of the Southwest Quarter of Section 20, and part of the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows:

The Southwest Quarter of the Southwest Quarter of Section 20, Town 9 North, Range 17 East, and the Northeast Quarter and Southeast Quarter of the Southeast Quarter of Section 19, Town 9 North, Range 17 East, Town of Ashippun, Dodge County, Wisconsin, bounded and described as follows: Commencing at the Southwest Corner of the Southwest Quarter of said Section 20; thence North 87E 20' 47" West along the South Line of the Southeast Quarter of said Section 19; 423.757 feet; thence North 02E 43' 52" West 25.110 feet; thence North 36E 33' 42" West 51.560 feet to a point on the Easterly Right-of-Way Line for State Trunk Highway "67"; thence North 01E 10' 00" East along said Easterly Right-of-Way Line 118.000 feet; thence North 04E 17' 37" East along said Easterly Right-of-Way Line 315.520 feet; thence North 00E 46' 47" East along said Easterly Right-of-Way Line 787.500 feet; thence North 01E 29' 05" East along said Easterly Right-of-Way Line 383.720 feet; thence North 05E 59' 34" West along said Easterly right-of-Way Line 159.070 feet; thence South 87E 37' 24" East 411.441 feet to a point on the East Line of said Quarter Section; thence South 00E 26' 23" East along the East Line of said Quarter Section 511.215 feet; thence South 89E 41' 19" East 1321.436 feet; thence South 00E 11' 10" East 1319.015 feet to a point on the centerline of Roosevelt Road and the South Line of the Southwest Quarter of Section 20; thence North 89E 42' 59" West along the South Line of said Quarter Section 1315.790 feet to the place of commencement, containing 2,506,760 square feet of land, or 57.54729 acres of land.

PARAGRAPH 6 SHALL BE MODIFIED TO INCLUDE : All buyers of lots purchased after September 15 , 2019 shall cause to commence construction of a single family dwelling , no latter than 2 years after the purchase date of any lot . Purchase date shall be construed as the date of title transfer , and documentation shall be provided to Winds Home Owners Association Inc. .

If the buyer of a lot fails to build within the two year period , Winds Home Owners Assoc. Inc. , may fine the owner \$2,500.00 per year , plus any legal expenses , and file a lien on such property until lot is built upon .

This Amendment approved by Winds Home Owners Assoc. Inc. and Developer ,Four Winds Subdivision L.L.C. , at annual meeting on May 10, 2019.

Four Winds Subdivision L.L.C.

Dated this 12 day of June 2019

By Donald Sebastian

Donald Sebastian , Member

Dated this 12 day of June 2019

By Judy Sebastian

Judy Sebastian , Member

Winds Home Owners Association , Inc.

Dated this 12 day of June 2019

By Donald Sebastian

Donald Sebastian , Director

Dated this 12 day of June 2019

By Judy Sebastian

Judy Sebastian , Director

STATE OF WISCONSIN }

} ss.

WAUKESHA COUNTY }

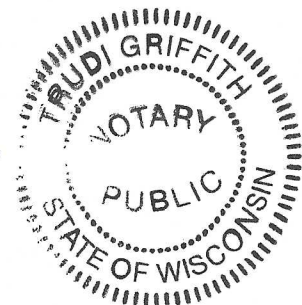
State of Wisconsin County of Waukesha

Subscribed and sworn before me on 09/12/19

(Date)

[Signature] comm. Exp: 05-05-23

(Notary Signature)



Personally came before me this 12 day of September 2019 , Donald and Judy Sebastian , members of Four Winds Subdivision L.L.C. , and Directors of Winds Home Owners Association , Inc. , to me known who executed the foregoing instrument and acknowledged the same.

Notary Public  Waukesha County , Comm. Expires 05-05-2023

Drafted by Winds Home Owners Association Inc. Don Sebastian / Director