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**1423211**

Office of Register of Deeds  
Jefferson County, WI

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EXEMPT #

**AMENDMENT TO  
DECLARATION OF  
CONDOMINIUM OF  
HUNTER OAKS VILLAS I  
CONDOMINIUM**

Document Number

Document Title

THIS AMENDMENT to Declaration of Condominium of Hunter Oaks Villas I Condominium is made and entered into by Bielinski Development, Inc., a Wisconsin corporation ("Declarant").

WITNESSETH:

Declarant recorded a Declaration of Condominium of Hunter Oaks Villas I Condominium in the Office of the Register of Deeds for Jefferson County, Wisconsin as Document No. 1419365 (the "Declaration"), which subjected certain property in the City of Watertown, Jefferson County, Wisconsin to the Condominium Ownership Act (the "Act") described on Exhibit A hereto.

Recording Area

Name and Return Address:

Timothy J. Voeller, Esq.  
Bielinski Homes, Inc.  
1830 Meadow Lane, Suite A  
Pewaukee, WI 53072

PIN:

Article 13 of the Declaration provides for the amendment of the Declaration provided that at least 75% of the Interests consent to any such amendment.

Declarant, as the owner of 100% of the Interests now desires to amend the Declaration to show enlarged patios off of each Unit.

NOW THEREFORE, Declarant, pursuant to Article 13 of the Declaration, as the owner of 100% of the Interests, hereby amends the Declaration as follows:

Section 1. Exhibits B and D to the Declaration are amended as follows:

- (i) Exhibit B shall be removed from the Declaration and replaced with the attached Exhibit B-1; and
- (ii) Exhibit D shall be removed from the Declaration and replaced with the attached Exhibit D-1.

Section 2. Except as otherwise stated herein, the Declaration shall remain unchanged and in full force and effect.

Executed this 12<sup>th</sup> day of March, 2020

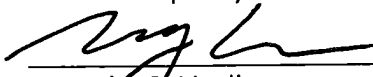
**BIELINSKI DEVELOPMENT, INC.**

By:   
Frank Bielinski, President

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
                                          ) SS  
COUNTY OF WAUKESHA    )

Personally came before me this 12<sup>th</sup> day of March, 2020, the above named Frank Bielinski, as a President of Bielinski Development, Inc., to me known to be the person who executed the foregoing instrument in such capacity and acknowledge the same.

  
\_\_\_\_\_  
Timothy J. Voeller  
Notary Public, State of Wisconsin  
My Commission is permanent.

This instrument drafted by:  
Timothy J. Voeller, Esq.  
Bielinski Homes, Inc.

## **EXHIBIT A**

### Legal Description of Phase I

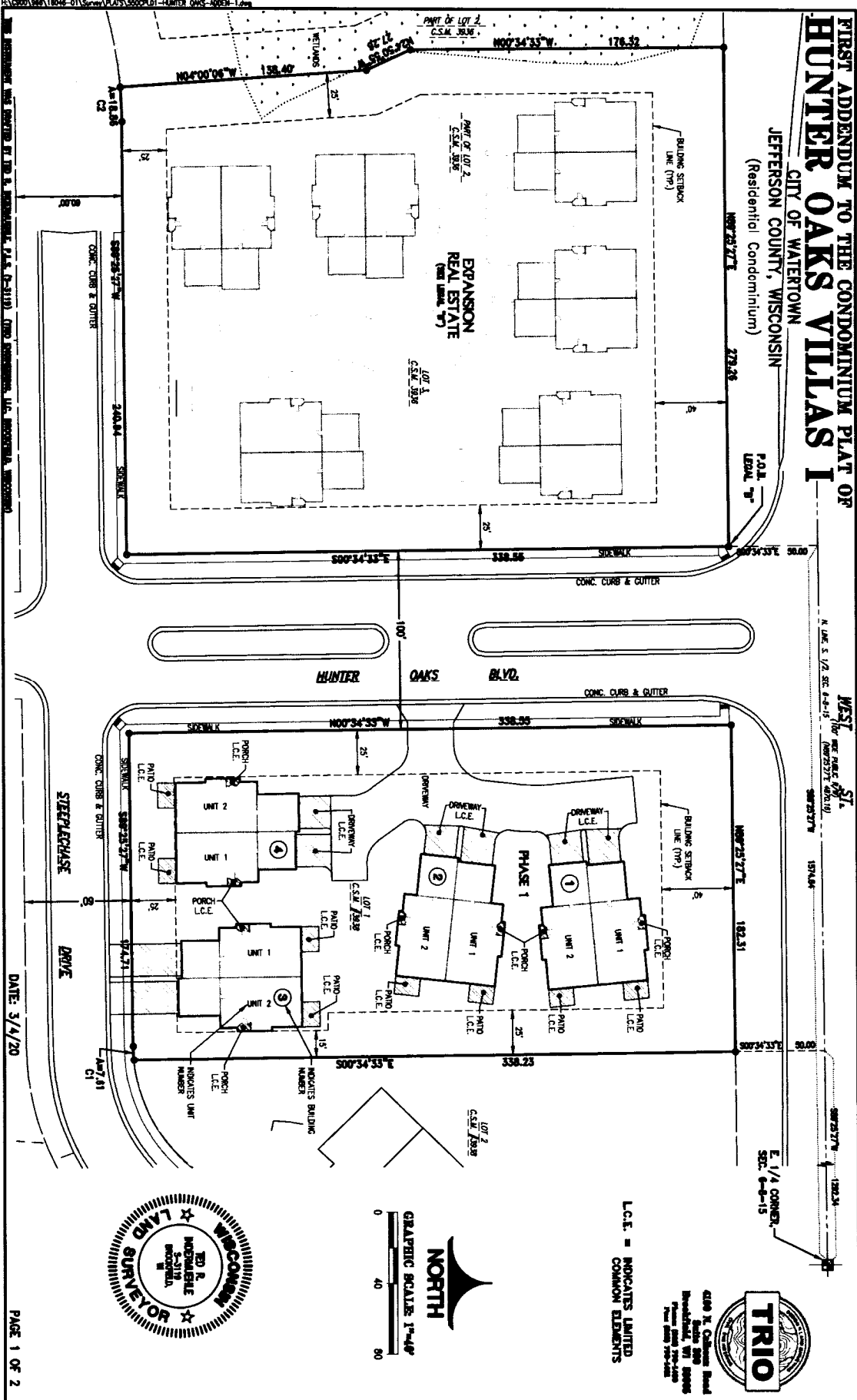
Lot 1, Certified Survey Map No. 3938, recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000, in Volume 19 of Certified Survey Maps, at pages 51 through 53 inclusive, as Document No. 1035215. Being part of the Northeast ¼ and Northwest ¼ of the Southeast ¼ of Section 6, Township 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin.

291-0815-0642-001	501 HUNTER OAKS BLVD, WATERTOWN, WI
291-0815-0642-086	503 HUNTER OAKS BLVD, WATERTOWN, WI
291-0815-0642-087	505 HUNTER OAKS BLVD, WATERTOWN, WI
291-0815-0642-088	507 HUNTER OAKS BLVD, WATERTOWN, WI
291-0815-0642-089	1232 STEEPLECHASE DR, WATERTOWN, WI
291-0815-0642-090	1230 STEEPLECHASE DR, WATERTOWN, WI
291-0815-0642-091	509 HUNTER OAKS BLVD, WATERTOWN, WI
291-0815-0642-092	511 HUNTER OAKS BLVD, WATERTOWN, WI

# Exhibit B-1

## FIRST ADDENDUM TO THE CONDOMINIUM PLAT OF HUNTER OAKS VILLAS I

JEFFERSON COUNTY, WISCONSIN  
(Residential Condominium)



L.C.E. = INDICATES LIMITED  
COMMON ELEMENTS



GRAPHIC SCALE: 1"=40'  
0 40 80



Exhibit D-1

FIRST ADDENDUM TO THE CONDOMINIUM PLAT  
**HUNTER OAKS VILLAS I**  
 OF  
 CITY OF WATERTOWN  
 JEFFERSON COUNTY, WISCONSIN  
 (Residential Condominium)

**UNIT TABLE**

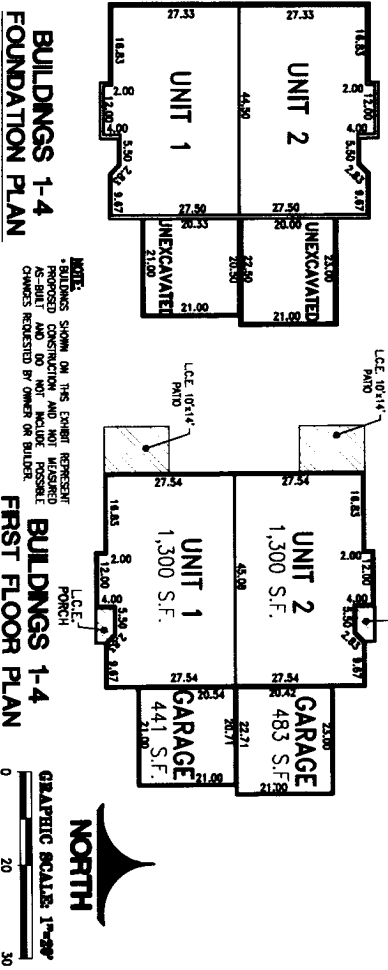
NO.	MOUSE	CENTRAL HEAT	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	90.00	0°50'30"	7.81	7.80	S87°00'12"W	584'24'57"	586'23'27"
C2	230.00	0°41'34"	18.88	18.88	S87°04'22"W	586'23'27"	584'43'32"

**NOTES:**  
 \* ALL BEARINGS ARE REFERENCED THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, BEARS N86°23'27".  
 \* ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS (L.C.E.) OR AS A UNIT SHALL BE CONSIDERED COMMON ELEMENTS.  
 \* SQUARE FOOT AREAS ARE APPROXIMATE, TAKEN FROM ARCHITECTURAL PLANS OF RECORD AND NOT MEASURED AS-BUILT, AND DOES NOT INCLUDE POSSIBLE CHANGES REQUESTED BY PORCHES.  
 \* BUILDINGS AND MANIPOLATIONS SHOWN ON THE DWGHT REPRESENT PROPOSED CONSTRUCTION.

**LEGAL DESCRIPTION OF (EXPANSION REAL ESTATE):**

Being all of Lot 3 of Certified Survey Map Number 3038 and a portion of a part of Lot 2 of Certified Survey Map 3038 situated in the Northeast 1/4 of the Southwest 1/4 of Section 6, Town 8 North, Range 15 East, Jefferson County, Wisconsin, more particularly bounded and described as follows:  
 Commencing at the East 1/4 Corner of said Section 6, Thence South 89°23'27" West along the North line of the South 1/2 of said Section 6, 137'8" to a point, Thence South 07°34'32" East 302.00 feet to the South Right-of-Way line of West Street and the place of beginning of said subdivision expansion.  
 Thence South 07°34'32" East 338.55 feet to a point on the North Right-of-Way line of "Shagbush Drive", Thence South 89°23'27" West along said North line, 240.50 feet to a point, Thence Southwesterly 18.88 feet along the arc of a curve whose center lies on the South, whose radius is 233.00 feet, where Unit 100 begins, Thence Southwesterly 18.88 feet to a point, Thence North 27°00'12" West 212.8 feet to a point, Thence North 07°00'00" West 138.60 feet to a point, Thence North 27°00'12" West 212.8 feet to a point, Thence North 07°34'32" West 178.32 feet to a point on the South Right-of-Way line of West Street, Thence North 89°23'27" East along said South line, 278.25 feet to the point of beginning of the description.  
 Said Parcel contains 82,205 Square Feet (or 2,119.0 Acres) of land, more or less.

**BUILDING PLAN DETAIL SHEET**  
 SCALE: 1" = 20'



4300 N. Collins Blvd.  
 Madison, WI 53705  
 Telephone: 608-261-4400  
 Fax: 608-261-4401

**SURVEYOR'S CERTIFICATE:**

I, TED R. INDELMUEHLER, do hereby certify that I have surveyed the above described property and the improvements thereon and have prepared the foregoing plat and map in accordance with the provisions of the Wisconsin Statutes, Chapter 193, and the rules and regulations of the Board of Surveyors, and that the same are true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified Surveyor in the State of Wisconsin.  
 Dated this 4th day of March, 2020.



Ted R. Indelmuehler, P.L.S.  
 Professional Land Surveyor - S-3118

REVISED: 3/18/20  
 DATE: 3/4/20

## **EXHIBIT E**

### LEGAL DESCRIPTION FOR EXPANSION REAL ESTATE

Being all of Lot 3 of Certified Survey Map Number 3936 and a redivision of a part of Lot 2 of Certified Survey Map 3936 located in the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 8 North, Range 15 East, Jefferson County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 6, Thence South 89°25'27" West along the North line of the South 1/2 of said Section, 1574.64 feet to a point; Thence South 00°34'33" East 50.00 feet to the South Right-of-Way line of "West Street" and the place of beginning of lands hereinafter described;

Thence South 00°34'33" East 338.55 feet to a point on the North Right-of-Way line of "Steeplechase Drive"; Thence South 89°25'27" West along said North line, 240.95 feet to a point; Thence Southwesterly 18.86 feet along the arc of a curve whose center lies to the South, whose radius is 230.00 feet, whose Delta angle is 04°41'54" and whose chord bears South 87°04'29" West along said North line, 18.86 feet to a point; Thence North 04°00'06" West 138.40 feet to a point; Thence North 24°50'55" West 27.26 feet to a point; Thence North 00°34'33" West 176.32 feet to a point on the South Right-of-Way line of "West Street"; Thence North 89°25'27" East along said South line, 279.26 feet to the point of beginning of this description.

291-0815-0642-002      EXPANSION AREA OF HUNTE OAKS VILLAS I DOC #  
1419366