

1423211

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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

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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.

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

Executed this <u>B</u> day of March, 2020

BIELINSKI DEVELOPMENT, INC.
By:
Frank Bielinski, President

STATE OF WISCONSIN)) SS

Personally came before me this 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.

COUNTY OF WAUKESHA

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

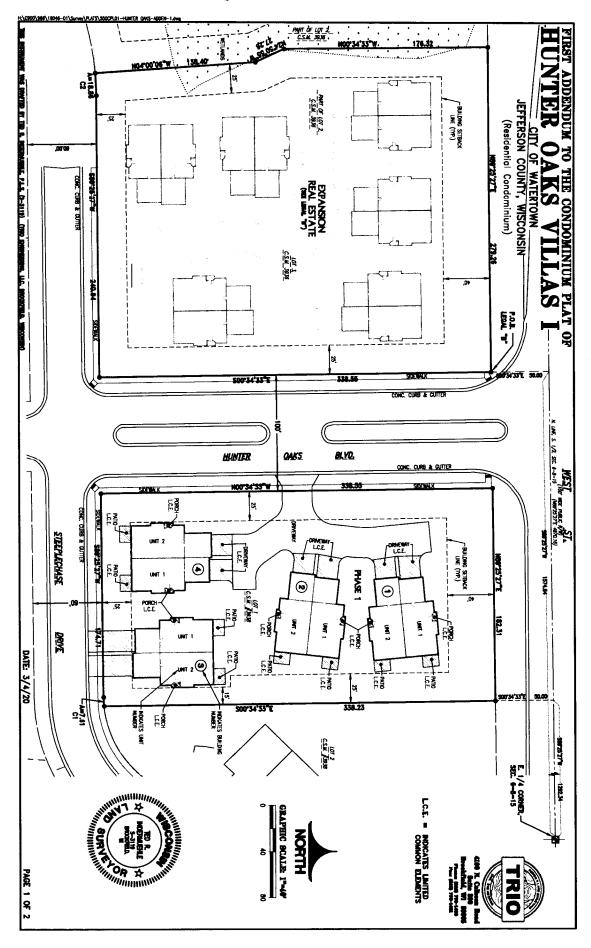


Exhibit D-1

LEGAL DESCRIPTION:

Let 1. Certified Survey Map No. 1938, recorded in the Office of the Register of Deads for Jeffreyon County on Apri 11, 2000, in Velume 19 of Certified Survey Maps, of Popps 51 through 53 inclusive, on Document Ma. 1032315. Being not of the Northeast 1/4 or Minimest 1/4

LEGAL DESCRIPTION "B" (EXPANSION REAL ESTATE):
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Map 3338 board in the Northweet 1/4 of the Southeast 1/4 of Section 4, (imp. 8 hours, Roope 15 East,
Markens County, Recordin, law being more perificially boarded and described as follows.

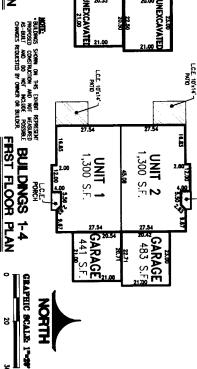
mencing of the East 1/4 Corner of and Section 6. Thereo South 8975/27 West along the North fine of the h 1/2 of and Section, 13/4,64 feet to a point Thereo South 0975/37 West along fine to the South -of-they fine of "West Street" and the poice of beginning of boots hereinother described;

here Seath 075/337 feet 338.55 feet to a point on the litter Right-d-Tary lite of Shapischoss their. There Seath 875/327 feet down got death for ApidS feet to a point Theore Seath 875/327 feet down got death for ApidS feet to a point Theore Seath 975/327 feet down got death 18.80 feet to a point Theore Infection of the Seath, whose office as 2.800 feet to a point Theore Infection of the Seath 18.40 feet to a point Theore Infection of the Seath 18.40 feet to a point Theore Infection of the Seath 18.40 feet to a point Theore Infection of the Seath 18.40 feet to a point Theore Infection of the Seath 18.40 feet to a point of the Seath Right-d-Tary like of feet Seath Theore when 0.75/327 feet down paid Seath feet to the point of beginning of the description.

sold Parcel contains 92,305 Square Feet (or 2.1190 Acres) of land, more or less



BUILDING PLAN DETAIL SHEET SCALE: 1" = 20"



UNIT 1

UNIT 2

HUNTER OAKS VILLAS I

FIRST ADDENDUM TO THE CONDOMINIUM PLAT

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ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFED AS LIMITED COMMON ELEMENTS (LC.E.) OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.

SQUARE FOOT AREAS ARE APPROXIMATE, TAKEN FROM ARCHITECTURAL PLANS OF RECORD AND NOT MEASURED AS—BUILT, AND DOES NOT INCLUDE POSSIBLE CHANGES REQUESTED BY PURCHASER.

BUILDINGS AND MARROWEMENTS SHOWN ON THIS CHIEBIT REPRESENT PROPOSED CONSTRUCTION.

MACHINE EXTERION — COLUMNATE.

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For the City of Walerbown's Control of Peel-Construction StormWater Management Ordinance under Site & Spalle Deminey, becemment floor surfaces shall be built a minimum of one (1) fool above the second high water table sensition and send only pick points as much or possible. On slooped sites, becoments from the demines of the property of the pastern state only on the pastern state of they much provided the property of the pastern state of of th

SURVEYOR'S CERTIFICATE:

STORMANTE MANAGEMENT PRACTICE MARTIDIANES:
In occordance with the City of Reteriors Manipple Code (Contral of Peet-Coentruction Summeriar in occordance with the City of Reteriors Manipple for coentructing the alternature increases with these a responsible for coentructing the alternature increases of the City of Reteriors and its responsible of the Manipple processes of the Period State of the Administration of the Coentruction of the Administration of the A

4. (E.D. R. INECEMBEREC do hamby parify loot. I have surveyed the down described properly and this aye in a occurate repeatable of the activity owners and the location of the buildings and revenues to constructed or to be constructed upon the property.

This Condenshium Plot is a correct representation of *NANTER DAIS WILLS! If Condenshiums, and the difficulties and because a sect was and because of beach with and the common elements and the condenshium can be disturbated in the Plot. The common elements are defined to be all of the condenshium property except the violant units described in the Plot and the Decirotion.

Doted this 4th day of MARCH, 2020.

T A SOUNDLE SO

Ted R. Indermuehle, P.L.S. Professional Land Surveyor S-3119

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

BUILDINGS 1-4
FOUNDATION PLAN

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PAGE 2 OF 2

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.

EXPANSION AREA OF HUNTE OAKS VILLAS I DOC # 1419366

291-0815-0642-002