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EXEMPT #

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

Document Number

Recording Area

Name and Return Address

Antonopoulos Legal Group LLC

Attn: Dino Antonopoulos

740 Pilgrim Parkway, Suite 206

Elm Grove, WI 53122

291-0815-0642-002

Parcel Identification Number (PIN)

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

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

RECITALS

A. 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, which such Declaration was amended by an Amendment to Declaration of Condominium of Hunter Oaks Villas I Condominium recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin as Document No. 1423211 (collectively the "Declaration"), which subjected certain property in the City of Watertown, Jefferson County, Wisconsin as described on **Exhibit A** attached hereto to the Condominium Ownership Act (the "Act").

B. In Article 12 of the Declaration, Declarant reserved the right to expand the Condominium by subjecting to the Declaration parts or all of the real estate described in **Exhibit E** of the Declaration (the "Expansion Real Estate") and constructing buildings, units and other improvements thereon.

C. Declarant now desires to subject to the Declaration the Expansion Real Estate (the "Phase II Property") and to construct thereon six (6) buildings containing a total of twelve (12) units, together with further landscaped areas, walkways, driveways, fixtures, parking areas and sub-surface utility improvements.

D. The Phase II Property, and improvements thereon, together with the condominium created under the Declaration, shall be referred to herein jointly as the "Condominium." As used herein, the term "Owner" shall mean the owner of a unit in any of the buildings previously declared or declared herein, unless otherwise limited.

NOW THEREFORE, Declarant, pursuant to Article 12 of the Declaration, hereby submits the Phase II Property and improvements to the Act and the Declaration as though fully set forth therein at the time of recording the Declaration, subject to taxes and assessments not yet due and payable, municipal and zoning ordinances, the Declaration and all matters of record on the date hereof and the following restrictions and conditions:

1. **Units.** Section 2.1 of the Declaration is amended by replacing the number "eight (8)" with "twenty (20)".
2. **Units Interest.** Section 3.1 of the Declaration is amended by striking the second sentence of said section and replacing it with the following: "The ownership in each Unit shall include a 1/20th undivided interest in the Common Elements."
3. **Exhibits.** Exhibits A, B-1, C, and D-1 to the Declaration are amended as follows:

- (i) Exhibits A, B-1, C, and D-1 as appended to the Declaration are amended and expanded to include Exhibits 2A, 2B, 2C, and 2D attached hereto;

4. **No Waiver.** By Declarant's submission of the Phase II Property to the Act and Declaration, Declarant does not waive any of the rights reserved to it in Article 12 nor does it represent that Declarant's submitting the Phase II Property to the Act fully exercises its rights thereunder.

5. **Remaining Terms.** Except as set forth in this Amendment, the Declaration shall remain unchanged and in full force and effect.

Executed this 4th day of November, 2022.

BIELINSKI DEVELOPMENT, INC.

By: *Paul Bielinski*
Paul Bielinski, Vice-President

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

Personally came before me this 4th day of November, 2022, the above-named Paul Bielinski, Vice-President of Bielinski Development, Inc., who executed the foregoing instrument and acknowledged the same as the act and deed of said entity.

Lisa M. Reimer *Lisa M. Reimer*
Notary Public, Waukesha County, State of Wisconsin
My Commission: *expires 7-24-24*

This instrument drafted by:
Attorney Kevin Weiss, Esq.
Antonopoulos Legal Group LLC
740 Pilgrim Parkway, Suite 206
Elm Grove, Wisconsin 53122

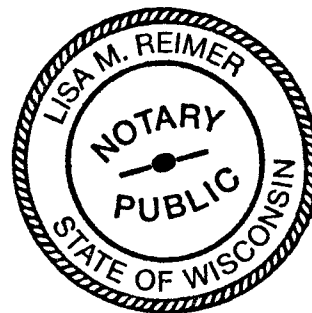


EXHIBIT 2A

LEGAL DESCRIPTION OF PHASE II

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, Town 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", the West Right-of-Way line of "Hunter Oaks Boulevard", 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.

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

Recording Supplement
Second Amendment to Declaration of Condominium
of Hunter Oaks Villas I Condominium

For a general description of all common elements, please reference Section 1.7 and Section 2.4 of the Declaration recorded January 16, 2020 as Document No. 1419365.

For identification of all units, please reference Exhibit B to the Declaration of Condominium of Hunter Oaks Villas I Condominium recorded January 16, 2020 as Document No. 1419365, Exhibit B-1 to the Amendment to Declaration of Condominium of Hunter Oaks Villas I Condominium recorded April 21, 2020 as Document No. 1423211, and Exhibit 2B to this Amendment.

EXHIBIT 2B

SECOND ADDENDUM TO CONDOMINIUM PLAT OF HUNTER OAKS VILLAS I
CONDOMINIUM

**SECOND ADDENDUM TO THE CONDOMINIUM PLAT OF
HUNTER OAKS VILLAS I**

CITY OF WATERTOWN
JEFFERSON COUNTY, WISCONSIN
(Residential Condominium)

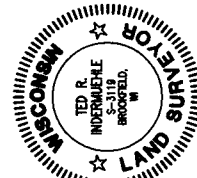
L.C.E. = INDICATES LIMITED
COMMON ELEMENTS

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	230.00	0°41'54"	18.86	S87°04'39"W	S87°25'27"W	S84°43'52"W



4100 N. Calhoun Road
Suite 200
Brookfield, WI 53005
Phone: 262-781-1100
Fax: 262-781-1101

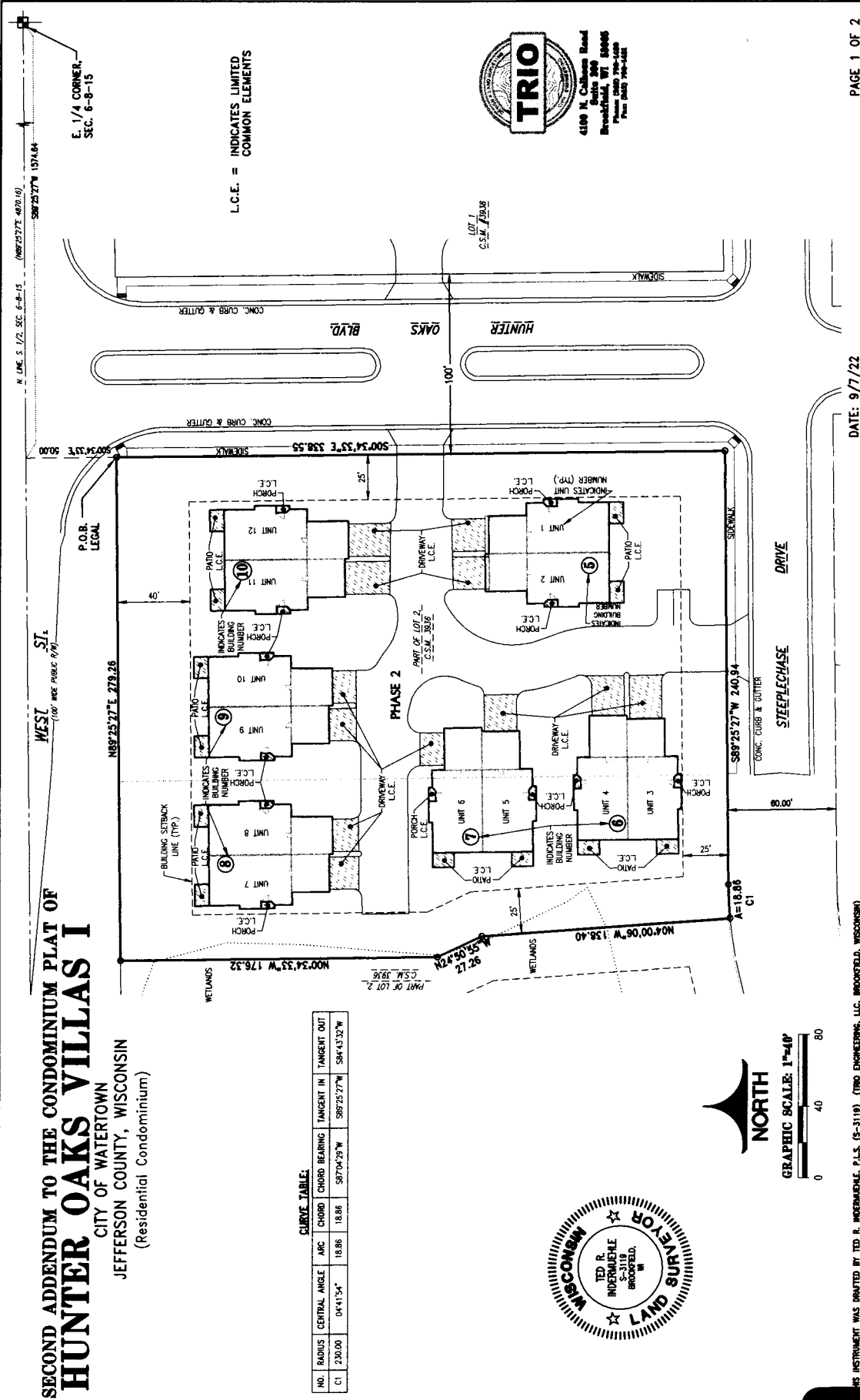


NORTH
GRAPHIC SCALE: 1"=40'
0 40 80

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMALE, P.L.S. (S-3119) (TRIO ENGINEERS, LLC, BROOKFIELD, WISCONSIN)

DATE: 9/7/22

PAGE 1 OF 2



EXHIBIT

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EXHIBIT 2C

UNIT NUMBERS

<u>Building #</u>	<u>Unit #</u>	<u>Address</u>	<u>floor plan style</u>
Building 5	Unit 5-1	536 Hunter Oaks Boulevard	Adalyn 1300
Building 5	Unit 5-2	532 Hunter Oaks Boulevard	Adalyn 1300
Building 6	Unit 6-1	544 Hunter Oaks Boulevard	Adalyn 1300
Building 6	Unit 6-2	540 Hunter Oaks Boulevard	Adalyn 1300
Building 7	Unit 7-1	528 Hunter Oaks Boulevard	Adalyn 1300
Building 7	Unit 7-2	524 Hunter Oaks Boulevard	Adalyn 1300
Building 8	Unit 8-1	520 Hunter Oaks Boulevard	Adalyn 1300
Building 8	Unit 8-2	516 Hunter Oaks Boulevard	Adalyn 1300
Building 9	Unit 9-1	512 Hunter Oaks Boulevard	Adalyn 1300
Building 9	Unit 9-2	508 Hunter Oaks Boulevard	Adalyn 1300
Building 10	Unit 10-1	504 Hunter Oaks Boulevard	Adalyn 1300
Building 10	Unit 10-2	500 Hunter Oaks Boulevard	Adalyn 1300

EXHIBIT 2D
FLOOR PLANS

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

LEGAL DESCRIPTION:

Being all of Lot 3 of Certified Survey Map Number 3035 and a portion of a part of Lot 2 of Certified Survey Map 3038 located in the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 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 Beginning of the West Right-of-Way line of "Hunter Oaks Boulevard", and the place of beginning of lands hereafter described;

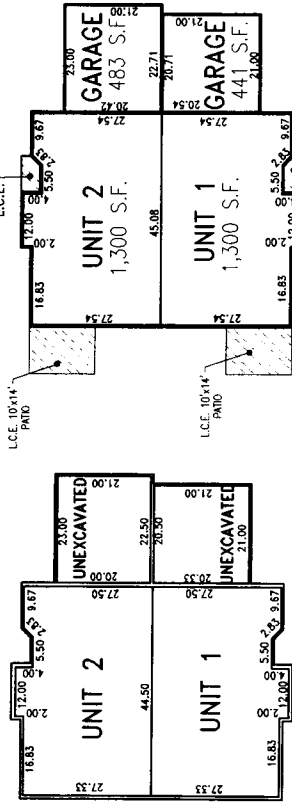
Thence South 00°34'33" East along said West line, 338.55 feet to a point on the North Right-of-Way line of "Shaplehouse Drive"; Thence South 89°25'27" West along said North line, 240.95 feet to a point; Thence South 00°34'33" East along said West line, 100.00 feet to a point; Thence South 00°34'33" East along said West line, 100.00 feet to a point; Thence North 04°10'05" West 138.40 feet to a point; Thence North 04°50'45" East 100.00 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.

Said Parcel contains 92,300 Square Feet (or 2.1190 Acres) of land, more or less



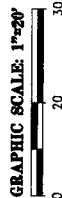
NOTE:
BUILDINGS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION AND NOT MEASURED AS-BUILT AND DO NOT INCLUDE POSSIBLE CHANGES REQUESTED BY OWNER OR BUILDER.

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



**BUILDINGS 5-10
FOUNDATION PLAN**

**BUILDINGS 5-10
FIRST FLOOR PLAN**



THIS INSTRUMENT WAS DRAFTED BY: TED R. INDERMUEHLE, P.L.L.C. (S-3119), (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

NOTES:

- ALL BEARINGS ARE REFERENCED THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, BEARS 89°25'27".
- ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS (L.C.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 IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION.

BASEMENT RESTRICTION - GROUNDWATER:

Although all lots within the plat have been reviewed and approved for development, of Single-Family Residential Construction, the presence of groundwater near the surface may require additional soil engineering and foundation design with regards to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soils conditions on basement walls or floors or that other special measures be taken. Soil Conditions and recommendations subject to each owner's special investigation prior to construction and no specific representation is made herein.

Per the City of Watertown's Control of Post-Construction Stormwater Management Ordinance under Site & Subsite Orange, basement floor surfaces shall be built a minimum of one (1) foot above the seasonal high water table. The stormwater management system shall be designed to prevent any runoff from being allowed periodically below the lowest groundwater table only on the outside side of the roof. City drainage system standards for design, discharge, engineering oversight, and long-term maintenance. For these sites, the one-foot groundwater separation will be enforced at the furthest downspout point of the basement.

STORMWATER MANAGEMENT PRACTICE MAINTENANCE:

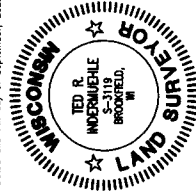
In accordance with the City of Watertown Municipal Code (Control of Post-Construction Stormwater Management), the stormwater permit holder is responsible for constructing the stormwater management system in accordance with the City of Watertown Municipal Code. The permit holder shall maintain the stormwater management practices until permit termination by the City of Watertown. Upon termination of the stormwater permit, the owners of all lots shall be responsible for maintenance of the stormwater management practices in accordance with the maintenance agreement.

SURVEYOR'S CERTIFICATE:

I, TED R. INDERMUEHLE, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of "HUNTER OAKS VILLAS I" Condominiums, and the identification and location of each unit and the common elements of the Condominium can be determined from this Plat. The common elements are defined to be all of the condominium property except the individual units depicted in the Plat and the Declaration.

Dated this 7th day of September, 2022.



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

DATE: 9/7/22

PAGE 2 OF 2