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**FIRST AMENDMENT TO  
SOUTHVIEW SHORES DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**THIS FIRST AMENDMENT** to Southview Shores Declaration of Covenants, Conditions and Restrictions (hereinafter "First Amendment to Declaration") is made by the owners of the Subject Property ("Property Owners"), as set forth herein.

**WHEREAS**, the Southview Shores Declaration of Covenants, Conditions and Restrictions was recorded in the Juneau County, Wisconsin, Register of Deeds office on April 20, 2004 as Document No. 630710 (hereinafter referred to as "the Declaration"); and

**WHEREAS**, pursuant to Article VIII of the Declaration, the Property Owners have authority to amend the Declaration; and

**WHEREAS**, the Property Owners have approved the following amendments pursuant to Article VIII of the Declaration;

**NOW, THEREFORE**, the Declaration is amended as follows:

1. **"Subject Property"** shall be defined as the Land and the Nine (9) Common Piers defined in the Declaration.

2. **Article II (Use of Land)** is amended to add the following as the first unnumbered paragraphs to Article II:

"All lots within the Subject Property shall be used only for single family residential purposes. Lot improvements shall include, but not be limited to, the house, garage, patios, walks, landscaping, well and septic fields. Garages, whether attached or detached from the single family residence, shall be used exclusively for storage of motor vehicles or other property according to applicable laws, ordinances and regulations, but shall not be used or occupied for any other purpose. No garage or any other accessory building may be built or maintained on a lot within the Subject Property except contemporaneous with the construction of a single family residence on such property in accordance with the terms, conditions and restrictions hereinafter set forth.

DOCUMENT # 681870

Recorded  
Sep. 20, 2010 AT 11:30AM  
CHRISTIE BENDER  
REGISTER OF DEEDS  
JUNEAU CO., WI  
Fee Amount: \$30.00  
Total Pages 7

INDEXING  
COMPLETED

Name and Return Address  
Attorney Daniel J. Lipman  
Murphy Desmond S.C.  
P.O. Box 2038  
Madison, WI 53701-2038

Tax Parcel No.

Any existing garage, accessory building or similar structure completed in compliance with the Declaration before the recording of this First Amendment may remain on said lot. If more than one-half the size of such accessory building is destroyed or requires repair or replacement to comply with the governmental laws, rules or regulations, then it must be repaired or rebuilt to comply with the requirements of the Declaration as amended.

No garages, storage facilities or other accessory buildings may be placed or constructed on a lot within the Subject Property except as part of the contemporaneous construction of a single family residence which complies with the requirements of Article III of the Declaration as amended. Irrespective of the foregoing, no pole barns, commercial-style metal buildings or similar structures, except those completed prior to the date of recording of this First Amendment, may be allowed on any lots within the Subject Property, and there shall be no more than one such accessory building on each lot of the Subject property, and any such accessory building shall conform to all applicable zoning regulations."

**3. Article III (Type of Material: Size of Structure) is hereby amended to delete the last paragraph of Article III and replace it with the following:**

"The following minimum floor area requirements shall apply to all single family residential buildings erected on any lot subject to this Declaration:

- (i) No single story building shall have less than 1,200 square feet on the main level, excluding garage and porches. The main level is defined as the level totally above the exterior finished grade.
- (ii) No two story building shall have less than 900 square feet on the first floor area, excluding garage and porches, and shall have a total of not less than 1,800 square feet of finished area, excluding the basement. The main level is defined as the level totally above the exterior finished grade.

For purposes of determining floor area, stair openings shall be included but open porches, screened porches, breezeways, attached garages and basements, whether finished or unfinished, shall be excluded.

All garages, whether attached or detached, and any accessory building shall be proportional to the single family residence so as not to detract from the single family residence as the primary improvement on the lot.

No improvement on the lot in the Subject Property, except the single family residence, shall ever be used as a residence, temporary or permanent, nor shall any residence be of a temporary character.

For purposes of completion of construction, except as specifically provided otherwise, construction of all buildings shall be completed within 12 months after the issuance of a building permit for the respective building, which shall include construction of a driveway.

4. The second paragraph of **Article VII (Southview Shores Waterfront Community Association, Ltd.)** is hereby amended to add the Association as a party that may enforce the violation or attempt to violate any of the covenants, conditions and restrictions at the Declaration as amended.

5. **Article VIII (Term and Right to Abate Violations)** is amended as follows:

The first paragraph of Article VIII is deleted and hereby restated to read as follows:

"The provisions contained herein shall run with and bind Subject Property and shall inure to the benefit of and be enforceable by or against any owner of land included in the Subject Property, their respective legal representatives, heirs, successors and assigns, and shall remain in force and effect until amended by a two-thirds vote of the owners of Subject Property and the revisions and the amendments recorded with the Register of Deeds for the County in which the Subject Property is located by an instrument being executed by an officer of the Association."

6. Reaffirmation of Declaration: Except as modified above, the Declaration shall remain in full force and effect.

The undersigned declares that the required consents or votes to approve the foregoing amendments to the Declaration were duly obtained from the property owners of the Subject Property prior to the recording of this Amendment.

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Dated this 27 day of AUGUST, 2010.

**SOUTHVIEW SHORES WATERFRONT  
COMMUNITY ASSOCIATION, LTD.**  
(The Owners Association for Southview Shores  
Property Owners)

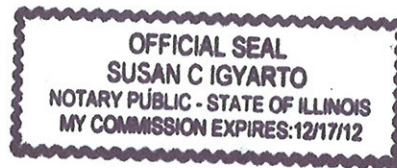
By: [Signature]  
Name: GLORIA SCHWAMMLEIN  
Title: PRESIDENT

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

Personally came before me this 27<sup>th</sup> day of August, 2010, the above-named Gloria Schwammlein the President of Southview Shores Waterfront Community Association, Ltd., to me known to be the person who executed the foregoing in such capacity and acknowledged the same.

[Signature]  
Name: Susan C. Igyarto  
Notary Public, COOK County  
My Commission Expires: 12.17.12

This instrument was drafted by:  
Attorney Daniel J. Lipman  
Murphy Desmond S.C.  
33 East Main Street, Suite 500  
P.O. Box 2038  
Madison, WI 53701-2038  
(608) 257-7181



4833-2212-5574, v. 14823-4131-3542, v. 1

EXHIBIT A

SOUTHVIEW SHORES

Located in the Northwest Quarter of the Northwest Quarter, the Northeast Quarter of the Northwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 16 and the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 17, Township 19 North, Range 4 East, Town of Armenia, Juneau County, Wisconsin, bounded and described as follows;

BEGINNING at the Northwest corner of said Section 16, thence N 89°30'53" E along the North line of the Northwest Quarter of said Section 16 a distance of 2689.76 feet to the North Quarter corner of said Section 16, thence N 89°30'57" E along the North line of the Northeast Quarter of said Section 16 a distance of 1344.84 feet to the Northwest corner of Lot 1 of Juneau County Certified Survey Map No. 3217, thence S 00°54'14" W along the West line of said Lot 1 a distance of 1002.03 feet to the Southwest corner of said Lot 1, thence S 66°59'50" W a distance of 166.49 feet, thence S 68°24'58" W a distance of 152.12 feet, thence S 70°34'41" W a distance of 151.27 feet, thence S 74°20'00" W a distance of 150.31 feet, thence S 74°46'32" W a distance of 150.24 feet, thence S 75°44'56" W a distance of 150.12 feet, thence S 78°21'27" W a distance of 150.00 feet, thence S 77°03'45" W a distance of 150.02 feet, thence S 75°27'49" W a distance of 150.15 feet, thence S 79°33'08" W a distance of 150.06 feet, thence S 75°33'26" W a distance of 150.14 feet, thence S 76°14'11" W a distance of 150.07 feet, thence S 72°52'22" W a distance of 150.60 feet, thence S 76°34'32" W a distance of 150.05 feet, thence S 72°31'55" W a distance of 150.69 feet, thence S 75°02'55" W a distance of 150.20 feet, thence S 71°26'49" W a distance of 150.99 feet, thence S 74°03'57" W a distance of 150.35 feet, thence S 70°12'26" W a distance of 151.40 feet, thence S 65°56'05" W a distance of 153.39 feet, thence S 68°11'04" W a distance of 152.23 feet, thence S 67°34'15" W a distance of 152.52 feet, thence S 69°19'06" W a distance of 151.74 feet, thence S 71°28'17" W a distance of 150.98 feet, thence S 71°55'08" W a distance of 150.85 feet, thence S 77°40'00" W a distance of 150.00 feet, thence S 77°59'44" W a distance of 150.00 feet, thence S 86°50'57" W a distance of 151.81 feet, thence S 77°22'50" W a distance of 150.01 feet, thence S 83°03'28" W a distance of 150.59 feet, thence S 84°06'11" W a distance of 150.86 feet, thence S 79°03'38" W a distance of 150.03 feet, thence S 72°14'01" W a distance of 150.76 feet, thence S 67°00'14" W a distance of 152.81 feet, thence S 63°15'21" W a distance of 155.11 feet, thence S 61°14'49" W a distance of 323.13 feet, thence N 00°26'12" E a distance of 1240.77 feet, thence S 89°50'39" W a distance of 646.08 feet, thence N 00°03'38" W a distance of 1332.39 feet to the North line of the Northeast Quarter of Section 17, thence N 89°36'26" E along the North line of the Northeast Quarter of said Section 17 a distance of 1973.02 feet to the Northwest corner of said Section 16 and the POINT OF BEGINNING. Containing 10,305,883 square feet or 236.59 acres more or less.

# EXHIBIT B-1

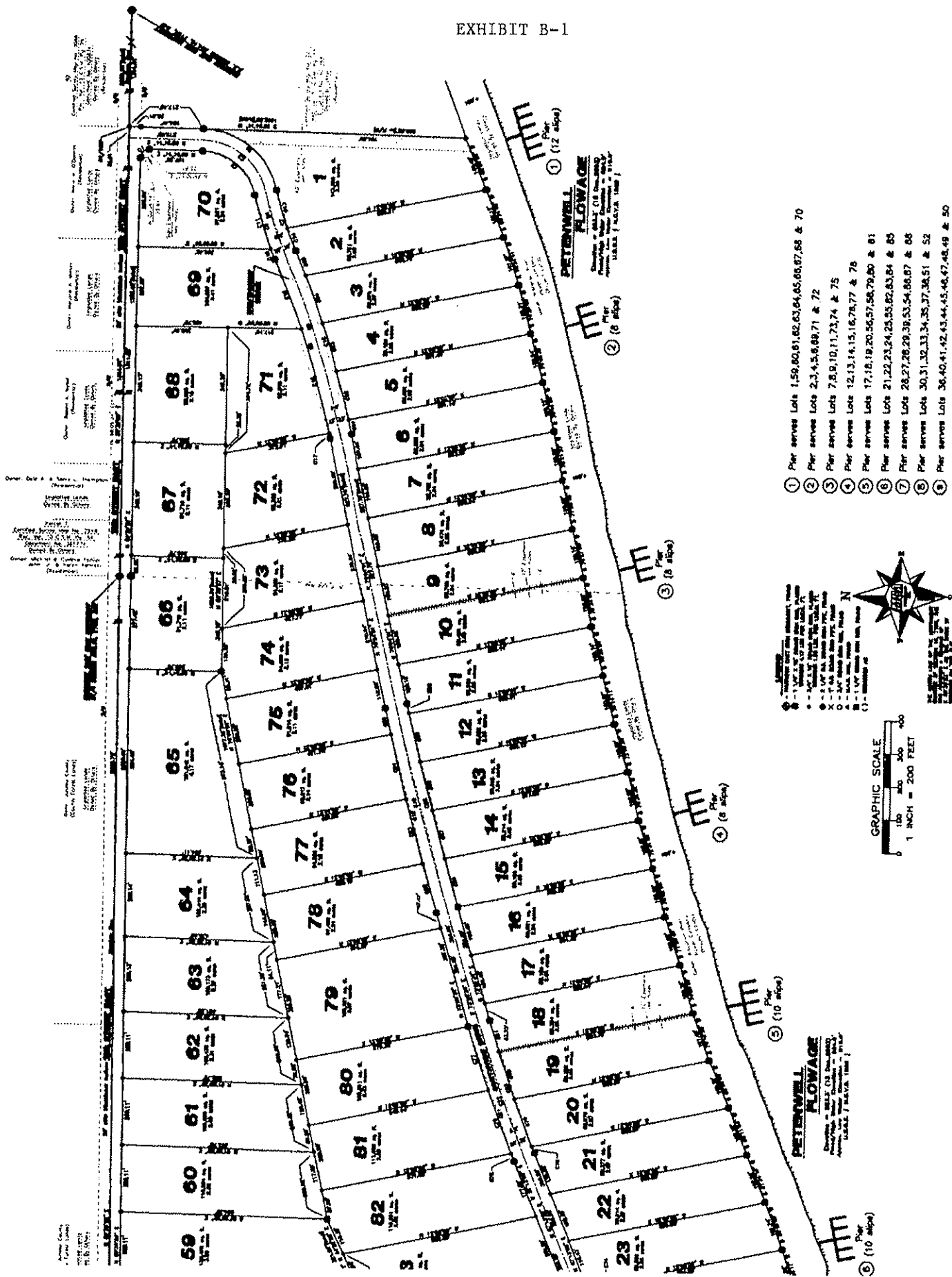


EXHIBIT B-2

