

**2nd AMENDMENT CERTIFICATE TO THE
RESTRICTIVE COVENANTS
PLAT OF ST. CROIX HILLS
TOWN OF OAK GROVE
PIERCE COUNTY
STATE OF WISCONSIN**

WHEREAS, the following real estate situated in the County of Pierce, in the state of Wisconsin and in the Town of Oak Grove, as described on Exhibit A and depicted on Exhibit B attached hereto, which describe and depict twenty-five (25) lots in the ST. CROIX HILLS SUBDIVISION, and is recorded in the Register of Deeds, Pierce County Wisconsin, is subject to certain Restrictive Covenants; and

WHEREAS, on June 21, 2004, the Town of Oak Grove approved the Restrictive Covenants on the Premises; and

WHEREAS, Section B.2 of the Restrictive Covenants provides for their amendment upon the execution and filing of an Amendment Certificate by the Declarant; and

WHEREAS, the Declarant owns 60% of the votes in the Subdivision and agrees to amend the Restrictive Covenants as Published; and

WHEREAS, the Declarant desires that this Amendment Certificate to the Restrictive Covenants be filed of record to provide notice to all present and future property owners; and

WHEREAS, the Declarant further exercises the authority to amend as follows:

1. Amend Section E.1. Section E.1. of the Restrictive Covenants Other Deed Restrictions is amended as follows:

“1 The premises described in Exhibit A are owned by Declarant and shall be used exclusively for construction of one (1) single-family dwellings only, two (2) garages, either attached or detached, the

architecture of which is compatible with the dwelling.

All properties shall have at least a two (2) car garage but not to exceed 1500 Square feet, included in the initial phase. This provision shall no prevent the use of a room or suite on the premise for an office or studio by the occupant of the dwelling. No Lot shall be subdivided.

2. Amend Section E.2. Section E.2. of the Restrictive Covenants Other Deed Restrictions is amended as follows:

“2 No Dwelling, house, or garage shall be erected in the Subdivision without first obtaining written approval of the plan and color selections of the roof and exterior by Developer, or a person designated by them in writing. The main house, exclusive of garages or porches shall have at least 1,300 square feet on the main floor of a single level home or 1,800 square feet finished area on a multi-level plan. Split-level homes shall be considered a one-level home with a finished basement; thus will need a minimum of 1,300 square feet on the top level. An exception to the minimum square footage requirements may be granted for certain unique exterior design features. Exterior finish siding of homes shall be made of wood, vinyl, stucco, or stone. No 4x8 sheeting will be permitted for exterior finished siding. Untreated wood exteriors shall not be permitted. No home shall have more than two (2) stories above ground level.

3. Amend Section E.10. Section E.10. of the Restrictive Covenants Other Deed Restrictions is amended as follows:

“10 Earth homes, dome homes, double-wide homes, Shed/house (shouse), or post framed homes shall not be permitted within the Subdivision.

NOW THEREFORE, except as further amended and modified by this Amendment Certificate, the Restrictive Covenants and Amendment shall remain in full force and effect.

