



DocId:8717786

Tx:4542279

**FIRST AMENDMENT TO
DECLARATION OF PROTECTIVE
COVENANTS AND RESTRICTIONS
FOR LINCOLN ESTATES OWNERS
ASSOCIATION, INC.**

2166784
SHEBOYGAN COUNTY, WI
RECORDED ON
07/31/2024 09:59 AM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 9
PAGES: 3

This **FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR LINCOLN ESTATES OWNERS ASSOCIATION, INC.** (the "Amendment") is effective this 24 day of July, 2024, and entered into by **AMERICAN DREAM BUILDERS OF SHEBOYGAN COUNTY, LLC**, a Wisconsin limited liability company (the "**DEVELOPER**").

RECITALS

WHEREAS, the *Declaration of Protective Covenants and Restrictions for Lincoln Estates Owners Association, Inc.* (the "Declaration") was recorded in the Sheboygan County Register of Deeds on November 4, 2021, as Document No. 2125897; and

Name and Return Address
Attorney J. Phil Mueller
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081

WHEREAS, the **DEVELOPER** owns real estate in Sheboygan County, Wisconsin, which is more specifically described on **Exhibit A**, attached hereto and incorporated herein by reference (hereinafter referred to as the "Property"); and

WHEREAS, **DEVELOPER** desires to amend Article I, Administration and Enforcement, of the Declaration; and

WHEREAS, **DEVELOPER** desires to amend Article III, Use of Subdivision, of the Declaration.

AMENDMENT

NOW, THEREFORE, in consideration of the terms contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the **DEVELOPER** hereby amends the Declaration as follows:

- Article I of the Declaration is amended as follows:**

ARTICLE I
Administration and Enforcement

The administration of these Covenants and Restrictions, the authority to enforce and grant approvals hereunder and the discretionary powers granted in this Declaration shall be vested in the Board of Directors (hereinafter "the Board") of the non-stock, not for profit corporation, the Lincoln Estates Owners Association, Inc. a non-stock, not for profit Wisconsin corporation (hereinafter "the Association").

2. Article III of the Declaration is amended as follows:

ARTICLE III
Use of Subdivision

3.5 Exterior Materials. Exterior materials allowed are cedar, stone, brick, fiber cement board, hardiplank, SmartSide or other natural materials. A minimum of twenty percent (20%) of the structures front elevation on Lots 13 through 33 (see attached **Exhibit A**) must include stone or brick. Lots 1 through 12 are exempt from this requirement. Double 5 Vinyl siding, which is five (5) inch lap siding is also an approved exterior material. Aluminum siding or trim is specifically prohibited.

3. Declaration Ratified. Except as expressly modified by this Amendment, all other protective covenants and restrictions of the Declaration are ratified and shall remain in full force and effect.

DEVELOPER:

AMERICAN DREAM BUILDERS OF SHEBOYGAN, LLC

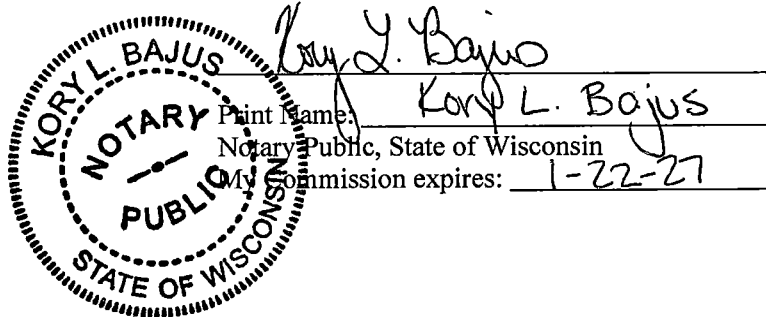
By: Michael L. Werner
Michael L. Werner, Member

7/24/24
Date

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss
SHEBOYGAN COUNTY)

Personally came before me this 24th day of July, 2024, Michael L. Werner, to me known to be the person who executed the foregoing instrument and acknowledged the same.



This document drafted by:
Attorney J. Phil Mueller
HOPP NEUMANN HUMKE LLP
2124 Kohler Memorial Drive, Suite 310
Sheboygan, WI 53081
T: (920) 457-8400

EXHIBIT A

Legal Descriptions

Lots 1 through 33, and Outlots 1 and 2, Lincoln Estates, Town of Sheboygan, Sheboygan County, Wisconsin, according to the recorded Plat thereof.

Parcel Nos. 59024-346291 (Lot 1)
59024-346292 (Lot 2)
59024-346293 (Lot 3)
59024-346294 (Lot 4)
59024-346295 (Lot 5)
59024-346296 (Lot 6)
59024-346297 (Lot 7)
59024-346298 (Lot 8)
59024-346299 (Lot 9)
59024-346300 (Lot 10)
59024-346301 (Lot 11)
59024-346302 (Lot 12)
59024-346303 (Lot 13)
59024-346304 (Lot 14)
59024-346305 (Lot 15)
59024-346306 (Lot 16)
59024-346307 (Lot 17)
59024-346308 (Lot 18)
59024-346309 (Lot 19)
59024-346310 (Lot 20)
59024-346311 (Lot 21)
59024-346312 (Lot 22)
59024-346313 (Lot 23)
59024-346314 (Lot 24)
59024-346315 (Lot 25)
59024-346316 (Lot 26)
59024-346317 (Lot 27)
59024-346318 (Lot 28)
59024-346319 (Lot 29)
59024-346320 (Lot 30)
59024-346321 (Lot 31)
59024-346322 (Lot 32)
59024-346323 (Lot 33)
59024-346324 (Outlot 1)
59024-346325 (Outlot 2)