Document Number	Document Title
	Amendment To Declarations of Restrictions

4726102

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

June 28, 2023 03:28 PM
James R Behrend
Register of Deeds

3 PGS
TOTAL FEE:$30.00
TRANS FEE:$0.00

Book Page -

Drafted by and Return to:

Brendan J. Rowen
Smith & Rowen SC
15460 W. Capitol Dr., Ste 100
Brookfield, WI 53005

Parcel Identification Number

Lake Park HOA
Amendment 1

Lake Park Homeowners Association hereby amends its Declarations of Restrictions For Lake Park of Pewaukee ("Declarations"). Said Declarations were originally filed on October 20, 1994, in Reel 2000, Image 0119 as Document 2001981. The legal description of Lake Park Association is set forth on Exhibit A hereto. Pursuant to Section D of the Declarations, they are amended as follows:

No Owner of a single-family home/lot in Lake Park ("Owner") shall be permitted to rent or lease any portion of the property. This restriction shall be enforced by the Lake Park Homeowners Association and/or its properly authorized Committee in the same manner as any violation of the Declarations and be subject to the same assessment (and lien) for costs and attorney fees as unpaid assessments (pursuant to section B. 11). This rental restriction prohibits all leases (long and short-term) by the Owner, including, but not limited to, VRBO and Airbnb.

All leases executed prior to the effective date of this amendment (one year or less in duration) are not restricted by this Amendment. Current Owners/renters may fulfill their existing lease (of no more than one year in duration) but will be prohibited from extending said lease or executing any future lease. The tenant(s) may occupy and live out the existing lease agreement. No new lease agreements will be allowed.

The penalty/fine for renting in violation of this Amendment shall be the imposition of a fine of $1,000 per week with an interest of 12% on any unpaid balance. This fine will accrue interest until paid in full by the Owner. The HOA has the right to enforce this penalty in full and take any appropriate legal action, if necessary.

This Amendment was approved by a 60% vote of the Owners. The Village of Pewaukee received a copy of this amendment and waived its right to object (in writing).

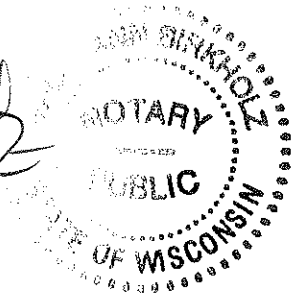
Daniel Wittig

Dan Wittig
President, Lake Park HOA

Subscribed and sworn to before
me this 28th day of June 2023.

Sally Ann Binkholz

Notary Public, State of Wisconsin
My Commission Expires: 3-29-24



Lake Park HOA
Exhibit A

LAKE PARK, being a subdivision of that part of the Northwest ¼ of Section 3 and part of Southwest ¼ of Section 3, Town 7 North, Range 19 East, Village of Pewaukee, Waukesha County, Wisconsin.

LAKE PARK consists of lots 1 through 294 as described on the final plat.

LAKE PARK common areas include Outlots 1, 2, 3, 4, and 5 which are generally identified on the final plat.