Document # **2713223**
RACINE COUNTY REGISTER OF DEEDS
October 29, 2025 8:04 AM

Karie L. Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $30.00

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Pages: 8

Document Number	**Second Supplemental Declaration of Covenants and Restrictions for the Canopy Hill Subdivision**

Drafted by and after recording return to:

Bear Real Estate Group
4011 80th Street
Kenosha, WI 53142

See attached Exhibits A, B and C

Parcel Identification Number

This instrument drafted by:
Bear Real Estate Group
John E. Hotvedt
Vice President - General Counsel

Second Supplemental
Declaration of Covenants and Restrictions
for the "Canopy Hill" Subdivision

This Second Supplemental Declaration of Covenants and Restrictions for the Canopy Hill Subdivision ("Second Supplemental Declaration"), is made by Canopy Hill Development, Inc., a Wisconsin corporation ("Developer").

RECITALS

WHEREAS, the Developer is the previous owner and Developer of certain real property located in the Village of Union Grove, County of Racine, State of Wisconsin, known as the Canopy Hill Subdivision, which is more particularly described on the attached Exhibit A (the "Subdivision").

WHEREAS, the lots located within said Subdivision are subject to a certain Declaration of Covenants and Restrictions for the "Canopy Hill" Subdivision dated June 24, 2022 and recorded in the office of the Register of Deeds in and for Racine County on June 27, 2022 as Document Number 2632556 (the "Declaration").

WHEREAS, Developer recorded a Supplemental Declaration of Covenants and Restrictions for the Canopy Hill Subdivision dated April 24, 2024 in the office of the Register of Deeds in and for Racine County on August 19, 2024 as Document Number 2683250 (the "Supplemental Declaration"). The foregoing Supplemental Declaration added Lots 77 though 120 of Canopy Hill Phase 2B to the Subdivision as more particularly described on the attached Exhibit B and subjected said lots to the terms of the Declaration.

WHEREAS, pursuant to Section 2.2 of the Declaration, the Developer may, from time to time and in its sole discretion, subject all or a portion of adjacent property owned by the Developer, as additions to the Subdivision.

WHEREAS, the Developer has acquired certain real property located adjacent to the Subdivision in the Village of Union Grove, County of Racine, State of Wisconsin, which have been platted as part of the "Canopy Hill Phase 3 Plat", as more particularly described on the attached Exhibit C ("Lots 121 through 163, Canopy Hill Phase 3").

WHEREAS, the Developer desires to add the said Lots 121 through 163, Canopy Hill Phase 3, to the Subdivision and subject such lots to the terms of the Declaration.

DECLARATION

NOW, THEREFORE, the Developer hereby declares that the Declaration is hereby supplemented and amended as hereinafter set forth and that the Subdivision, as amended and

supplemented by this Instrument, and shall be held, used, transferred, sold, and conveyed subject to the Declaration as hereinafter set forth.

1. Additions to the Property. Lots 121 through 163, Canopy Hill Phase 3 are hereby added to and shall hereinafter become part of the Subdivision and shall further be subject to the Declaration, as amended and supplemented hereby.

2. Lot. Section 1.6 of the Declaration is hereby deleted and restated as follows:

   "Lot" shall mean and refer to Lots 1 through 76 as shown on the Final Plat, together with Lots 77 through 120 as shown on the Canopy Hill Phase 2B Final Plat, together with Lots 121 through 163 as shown on the Canopy Hill Phase 3 Final Plat"

3. Phase 3 Final Plat. Section 1.10. is hereby added to the Declaration as follows:

   "Phase 3 Final Plat" shall mean the Canopy Hill Phase 3 Final Plat recorded on October 28, 2025 as Document Number 2713162 in the office of the Register of Deeds for Racine County, Wisconsin."

4. Ratification. Except as expressly modified by this Second Supplemental Declaration of Covenants and Restrictions, the remaining terms and conditions of the Declaration are hereby ratified and confirmed.

[Signatures on the following page]

IN WITNESS WHEREOF, this instrument has been duly executed this 28th day of October, 2025.

Canopy Hill Development, Inc.

By: _____
Stephen R. Mills, President

State of Wisconsin)
) ss.
Kenosha County)

Personally came before me this 28th day of October, 2025, Stephen R. Mills, President of Canopy Hill Development, Inc., who acknowledged the foregoing document for the purposes recited therein on behalf of said Canopy Hill Development, Inc.

SARA TRONGEAU NOTARY PUBLIC MY COMMISSION EXPIRES 08-25-2029 STATE OF WISCONSIN

_____
Name: Sara Trongeau
Notary Public, State of Wisconsin
My commission expires: 8/25/29

EXHIBIT A
Subdivision

Lots 1 through 76, and a 76/76 interest in Outlots, Canopy Hill, being all of Lot 1 and Lot 3 of Certified Survey Map No. 3459, and all of Lot 9 and Lot 11 of Certified Survey Map No. 3457, and all of Lot 12 and Lot 13 of Certified Survey Map No. 3460, and a part of Lot 3 of Certified Survey Map No. 2823, located in the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4 of Section 30 and part of the Southeast 1/4 of the Southeast 1/4 of Section 19, all in Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin.

Lot	Key No:	Lot	Key No:
1	51-186-03-21-30-001-201	32	51-186-03-21-30-001-232
2	51-186-03-21-30-001-202	33	51-186-03-21-30-001-233
3	51-186-03-21-30-001-203	34	51-186-03-21-30-001-234
4	51-186-03-21-30-001-204	35	51-186-03-21-30-001-235
5	51-186-03-21-30-001-205	36	51-186-03-21-30-001-236
6	51-186-03-21-30-001-206	37	51-186-03-21-30-001-237
7	51-186-03-21-30-001-207	38	51-186-03-21-30-001-238
8	51-186-03-21-30-001-208	39	51-186-03-21-30-001-239
9	51-186-03-21-30-001-209	40	51-186-03-21-30-001-240
10	51-186-03-21-30-001-210	41	51-186-03-21-30-001-241
11	51-186-03-21-30-001-211	42	51-186-03-21-30-001-242
12	51-186-03-21-30-001-212	43	51-186-03-21-30-001-243
13	51-186-03-21-30-001-213	44	51-186-03-21-30-001-244
14	51-186-03-21-30-001-214	45	51-186-03-21-30-001-245
15	51-186-03-21-30-001-215	46	51-186-03-21-30-001-246
16	51-186-03-21-30-001-216	47	51-186-03-21-30-001-247
17	51-186-03-21-30-001-217	48	51-186-03-21-30-001-248
18	51-186-03-21-30-001-218	49	51-186-03-21-30-001-249
19	51-186-03-21-30-001-219	50	51-186-03-21-30-001-250
20	51-186-03-21-30-001-220	51	51-186-03-21-30-001-251
21	51-186-03-21-30-001-221	52	51-186-03-21-30-001-252
22	51-186-03-21-30-001-222	53	51-186-03-21-30-001-253
23	51-186-03-21-30-001-223	54	51-186-03-21-30-001-254
24	51-186-03-21-30-001-224	55	51-186-03-21-30-001-255
25	51-186-03-21-30-001-225	56	51-186-03-21-30-001-256
26	51-186-03-21-30-001-226	57	51-186-03-21-30-001-257
27	51-186-03-21-30-001-227	58	51-186-03-21-30-001-258
28	51-186-03-21-30-001-228	59	51-186-03-21-30-001-259
29	51-186-03-21-30-001-229	60	51-186-03-21-30-001-260
30	51-186-03-21-30-001-230	61	51-186-03-21-30-001-261
31	51-186-03-21-30-001-231	62	51-186-03-21-30-001-262

Lot	Key No:
63	51-186-03-21-30-001-263
64	51-186-03-21-30-001-264
65	51-186-03-21-30-001-265
66	51-186-03-21-30-001-266
67	51-186-03-21-30-001-267
68	51-186-03-21-30-001-268
69	51-186-03-21-30-001-269
70	51-186-03-21-30-001-270
71	51-186-03-21-30-001-271
72	51-186-03-21-30-001-272
73	51-186-03-21-30-001-273
74	51-186-03-21-30-001-274
75	51-186-03-21-30-001-275
76	51-186-03-21-30-001-276

Exhibit B

Lots 77 to 120 (inclusive) of CANOPY HILL PHASE 2B, said plat being all of Lot 1 of Certified Survey Map No. 3561, located in the Northeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 30, Township 3 North, Range 21 East, in the Village of Union Grove, Racine County, Wisconsin.

Tax Parcel Nos.: 186-03-21-30-001-477 (Lot 77), 186-03-21-30-001-478 (Lot 78), 186-03-21-30-001-479 (Lot 79), 186-03-21-30-001-480 (Lot 80), 186-03-21-30-001-481 (Lot 81), 186-03-21-30-001-482 (Lot 82), 186-03-21-30-001-483 (Lot 83), 186-03-21-30-001-484 (Lot 84), 186-03-21-30-001-485 (Lot 85), 186-03-21-30-001-486 (Lot 86), 186-03-21-30-001-487 (Lot 87), 186-03-21-30-001-488 (Lot 88), 18603-21-30-001-489 (Lot 89), 186-03-21-30-001-490 (Lot 90), 186-03-21-30-001-491 (Lot 91), 186-03-2130-001-492 (Lot 92), 186-03-21-30-001-493 (Lot 93), 186-03-21-30-001-494 (Lot 94), 186-03-21-30001-495 (Lot 95), 186-03-21-30-001-496 (Lot 96), 186-03-21-30-001-497 (Lot 97), 186-03-21-30-001498 (Lot 98), 186-03-21-30-001-499 (Lot 99), 186-03-21-30-001-500 (Lot 100), 186-03-21-30-001-501 (Lot 101), 186-03-21-30-001-502 (Lot 102), 186-03-21-30-001-503 (Lot 103), 186-03-21-30-001-504 (Lot 104), 186-03-21-30-001-505 (Lot 105), 186-03-21-30-001-506 (Lot 106), 186-03-21-30-001-507 (Lot 107), 186-03-21-30-001-508 (Lot 108), 186-03-21-30-001-509 (Lot 109), 186-03-21-30-001-510 (Lot 110), 186-03-21-30-001-511 (Lot 111), 186-03-21-30-001-512 (Lot 112), 186-03-21-30-001-513 (Lot 113), 186-03-21-30-001-514 (Lot 114), 186-03-21-30-001-515 (Lot 115), 186-03-21-30-001-516 (Lot 116), 186-03-21-30-001-517 (Lot 117), 186-03-21-30-001-518 (Lot 118), 186-03-21-30-001-519 (Lot 119), and 186-03-21-30-001-520 (Lot 120)

Exhibit C

Lots 121 through 163 and Outlots 11 through 13, being all of Outlot 10 of CANOPY HILL PHASE 2B and Lot 4 of CERTIFIED SURVEY MAP NO. 3458, located in the Southwest ¼ and Northwest ¼ of the Northeast ¼ of Section 30, Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin.

LOT	PARCEL #
121	186-03-21-30-001-521
122	186-03-21-30-001-522
123	186-03-21-30-001-523
124	186-03-21-30-001-524
125	186-03-21-30-001-525
126	186-03-21-30-001-526
127	186-03-21-30-001-527
128	186-03-21-30-001-528
129	186-03-21-30-001-529
130	186-03-21-30-001-530
131	186-03-21-30-001-531
132	186-03-21-30-001-532
133	186-03-21-30-001-533
134	186-03-21-30-001-534
135	186-03-21-30-001-535
136	186-03-21-30-001-536
137	186-03-21-30-001-537
138	186-03-21-30-001-538
139	186-03-21-30-001-539
140	186-03-21-30-001-540
141	186-03-21-30-001-541
142	186-03-21-30-001-542
143	186-03-21-30-001-543
144	186-03-21-30-001-544
145	186-03-21-30-001-545
146	186-03-21-30-001-546
147	186-03-21-30-001-547
148	186-03-21-30-001-548
149	186-03-21-30-001-549
150	186-03-21-30-001-550
151	186-03-21-30-001-551
152	186-03-21-30-001-552
153	186-03-21-30-001-553
154	186-03-21-30-001-554
155	186-03-21-30-001-555
156	186-03-21-30-001-556
157	186-03-21-30-001-557
158	186-03-21-30-001-558
159	186-03-21-30-001-559
160	186-03-21-30-001-560
161	186-03-21-30-001-561
162	186-03-21-30-001-562
163	186-03-21-30-001-563
OUTLOT 11	186-03-21-30-002-011
OUTLOT 12	186-03-21-30-002-012
OUTLOT 13	186-03-21-30-002-013