Document Number	SECOND AMENDMENT TO DECLARATION Document Title

8499793
Tx:4181600

2082742
SHEBOYGAN COUNTY, WI
RECORDED ON
11/27/2019 03:50 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 3
PAGES: 3

Recording Area

Name and Return Address
Attorney Andrew H. Morgan
529 Ontario Ave.
Sheboygan, WI 53081

Part of 59024-348461

Parcel Identification Number (PIN)

Attached is the Second Amendment to Declaration of Reciprocal Easement Agreement, Protective Covenants and Restrictions for Fairway Estates Subdivision.

The Legal Description and reference to plat is the following:

Commencing at the northwest comer of said Section 17; thence S88°-59'-27"E, along the north line of said NW 1/4 of Section 17, 50.01 feet to the east right-of-way line of C.T.H. "Y" and the Point of Beginning of this description; thence continuing S88°-59'-27"E, 1283.99 feet to the northeast corner of the NW 1/4 of the NW 1/4 of said Section 17; thence SOO°-07'-S9"W, along the east line of said NW 1/4 of the NW 1/4, 646.42 feet; thence N86°-01 56"W, 440.87 feet; thence S04°-32'-03"W, 466.24 feet to the north right-of-way line of Grote Road; thence S88°-42'-34"W, along said north right-of-way line, 378.78 feet; thence N87°-44'-26"W, along said north right-of-way line, 410.48 feet; thence N43°-57'-56"W, along said right-of-way line, 18.98 feet to the east right-of-way line of C.T.H. "Y"; thence NOO°-1l '-26"W, along said east right of way line, 1082.01 feet to the Point of Beginning and the end of this description; containing 27.412 acres of land.

Now more specifically described of record as follows:

Lots 1-21, Fairway Estates Subdivision, according to the recorded plat thereof, Town of Sheboygan, Sheboygan County, Wisconsin.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2010

SECOND AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENT AGREEMENT, PROTECTIVE COVENANTS AND RESTRICTIONS FOR FAIRWAY ESTATES SUBDIVISION

Presently there is on file with the Sheboygan County Register of Deeds (document number 1833030) a recorded Declaration of Reciprocal Easement Agreement, Protective Covenants and Restrictions for Fairway Estates Subdivision, with recording date of August 7, 2007.

Presently there is also on file with the Sheboygan County Register of Deeds (document number 2068914) a First Amendment to Declaration of Reciprocal Easement Agreement, Protective Covenants and Restrictions for Fairway Estates Subdivision, with recording date of February 12, 2019.

Pursuant to Article IV, paragraph 4.7 of said Declaration, the Declaration may be amended at any time by a written instrument, executed so as to be recordable by Owners of not less than 75% of the lots subject to this Declaration.

That pursuant to a duly noticed meeting date, for vote upon a second amendment of the Declaration, with second amendment details explained herein, the vote passed to allow second amendment of said Declaration.

The Second Amendment to Declaration is by the following terms:

Article II of the August 7, 2007 Declaration is amended by the following changes:

-paragraph 2.1 Lot Use The following sentence is added after the present first sentence. "All lots and any single-family dwelling thereon are for owner occupied purposes only."

-paragraph 2.2 Building Location The following language is added after the present last sentence. "Except for corner lots, garage doors shall be placed at an angle ninety degrees to the street/road in front of the unit property. Exceptions may be made upon written application to the Board, and written exceptions may be granted if approved by vote of the Board or Owners."

-paragraph 2.4 Dwelling Size The figure "2100" is replaced with "2500"; and the figure "1400" is replaced with "2000".

-paragraph 2.17 Grass

The first sentence is deleted. The new first sentence is "Grass and ground cover shall be planted within twelve months of the date of

the owner's occupancy permit."

-A new paragraph 2.19 is added entitled "Vacant/Undeveloped Lots" with the following language: "The height of grass or other ground cover within vacant and/or undeveloped lots shall not exceed twelve inches."

That all current owners are "grandfathered" in as to all provisions of this Second Amendment, with the exception of new paragraph 2.19 (this new paragraph applies to present owners as well).

IN WITNESS WHEREOF, by a duly authorized representative of Fairway Estates Subdivision who has executed this two-page document.

By: _____
Greg Weggeman

State of Wisconsin)
) ss
County of Sheboygan)

Subscribed and sworn before me,
Julie A. Puksich, Notary Public,
this 15th day of November, 2019.
My commission expires 12/18/2020

JULIE A PUKSICH
Notary Public
State of Wisconsin

Legibility Impaired

Document drafted by:

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