FIRST AMENDMENT TO DECLARATION

Document Number | Document Title

8474156
Tx:4165745

2068914
SHEBOYGAN COUNTY, WI
RECORDED ON
02/12/2019 01:06 PM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS
RECORDING FEE: 30.00
TRANSFER FEE:
EXEMPTION #
Cashier ID: 3
PAGES: 3

Attached is the First 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.

Name and Return Address

Attorney Andrew H. Morgan
529 Ontario Ave.
Sheboygan, WI 53081

Part of 59024-348461
Parcel Identification Number (PIN)

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

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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

FIRST 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.

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 an amendment of the Declaration, with amendment details explained herein, the vote passed to allow amendment of said Declaration.

The Amendment to Declaration is by the following terms:

Article III is amended to add the following paragraphs:

-paragraph 3.3 Management by corporation

That presently the Subdivision is being managed by a Committee of lot owners as allowed by Article I, paragraph 1.1 of the Declaration. That the Amendment herein allows for the management to change to management by a non-stock Wisconsin corporation, with lot owners as members of the corporation. That the non-stock corporation shall be created forthwith after the execution date of this Amendment. The corporation shall create by-laws, and allow for the election of directors and officers, and otherwise have authority as allowed under Wisconsin law.

-paragraph 3.4 Dues

That the newly formed corporation, as described above, has the authority to set the dues amount and payment schedule applicable uniformly to each lot owner.

-paragraph 3.5 Legal Fees

That the newly formed corporation, as described above, has the authority to hire legal services for legal matters affecting the Subdivision, and payment for said services may be made from the dues (as described in paragraph 3.4).

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

By: _____
Edward Smith

State of Wisconsin)
) ss
County of Sheboygan)

Subscribed and sworn before me,
Candice L. Russo, Notary Public,
this 30 day of January, 2019.
My commission expires 9.28.2022

Candice L. Russo

Document drafted by:

Attorney Andrew H. Morgan
529 Ontario Ave.
Sheboygan, WI 53081

9920) 458-4566