DOCUMENT NO.

DOCUMENT TITLE

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIETWOOD

4853403

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

December 23, 2025 11:58 AM
James R Behrend
Register of Deeds

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

Book Page -

NAME AND RETURN ADDRESS

QuietWood Development, LLC
Attention: William Carity
12720 West North Avenue
Brookfield, WI 53005

Parcel Identification Number

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF QUIETWOOD

ADDING LOTS 50 - 90 AND OUTLOTS 13, 14 AND 15, KNOWN AS QUIETWOOD ADDITION #2

This Second Amendment to Declaration of Covenants, Conditions and Restrictions of QuietWood, hereinafter known as "QuietWood" (this "Amendment") is made and entered into this 29th day of December, 2025, by QuietWood Development, LLC ("Declarant").

Recitals

WHEREAS, Declarant owns certain real estate previously made subject to Declaration of Covenants, Conditions and Restrictions of QuietWood pursuant to recording made on the 17th day of January, 2025, in the Waukesha County Register of Deeds Office, as Document No. 4801796 as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions of QuietWood recorded in the Waukesha County Register of Deeds Office on August 20, 2025, as Document No. 4832882 (collectively, the "Declaration") which real estate is identified on Exhibit B; and

WHEREAS, Declarant owns certain real estate described on the attached Exhibit A and intends to develop a further addition to the existing subdivision for residences and related improvements; and

WHEREAS, by this Amendment, Declarant adds additional property described on Exhibit A intending to subject such property and improvements to certain easements, rights, restrictions and obligations with respect to the ownership, use and maintenance of such property and improvements and all components thereof.

NOW, THEREFORE, Declarant, as fee owner of such property, by this Amendment (1) establishes and imposes certain additional provisions, restrictions, conditions, easements and uses upon such real property; and (2) specifies that the provisions of this Amendment shall constitute covenants running with the land which shall be binding upon Declarant, its successors and assigns, and all subsequent owners and occupants of all or any part of such real property.

Although the Declarant is implementing this Amendment with the intentions set forth above, the Declarant makes no assurance, representation or guaranty that the intentions of these covenants shall be achieved, or as to the ultimate value of lots in the Subdivision, or as to any stability or increase in value as a result of the imposition of this Amendment and the Declaration is hereby amended as follows:.

1. Paragraph 1.13 is deleted and replaced as follows:

1.13 QuietWood Documents. "QuietWood Documents" shall consist of the Declaration, the First Amendment and this Amendment, Articles of Incorporation of the Association, the Bylaws of the Association, Storm Water Management Plan and Storm Water Maintenance Agreement, and Developer Agreement.

2. Paragraph 1.23 is deleted and replaced as follows:

1.23 Property. The "Property" shall mean the real estate subject to this Declaration, the First Amendment and this Amendment, as described on Exhibit A and Exhibit B and all Buildings and other improvements constructed or to be constructed thereon.

3. Section 2.6 of the Declaration, Ownership of Common Areas, shall be modified that the Common Areas shall be owned in 1/90th fractional share. The recorded Plat now consists of 90 Lots and 15 Outlots.

4. Paragraph 5.11 is deleted and replaced as follows:

5.11 Building Setbacks. No improvements shall be located on any lot in a manner which violates any area or setback restrictions required under the approved Planned Unit Development which can vary based on the location of various lots as detailed below:

A. Lots 19 – 30, 50 – 69 and 87 – 90 are:

Lot Width	110'
Front Setback	30'
Rear Setback	30'
Side Setback	15'

B. Lots 1-18, Lots 31 - 49 are:

Lot Width	90'
Front Setback	30'
Rear Setback	30'
Side Setback	12.5'

C. Lots 70 – 86 are:

Lot Width	80
Front Setback	25
Rear Setback	25
Side Setback	12.5'

The committee may impose further modifications or restrictions to harmonize and coordinate improvement placements as a condition to approval of submissions.

5. Paragraph 6.3.1 is deleted and replaced as follows:

6.3.1 Only one single-family home may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

Residence Type	**Minimum Size**
Lots 1 – 18:	
One story	2300 square feet
More than one story	2700 square feet
Lots 19 – 30:	
One story	2600 square feet
More than one story	3000 square feet
Lots 31 – 49:	
One story	2300 square feet
More than one story	2700 square feet
Lots 60 – 69 and Lots 87 – 90:	
One story	2600 square feet
More than one story	3000 square feet
Lots 70 – 86:	
One story	1800 square feet
More than one story	2400 square feet

6. Paragraph 5.4.1 is deleted and replaced as follows:

6.4.1 An attached, enclosed garage for at least two and not more than four cars shall be constructed with the home. Side entry garages are encouraged but not required for Lots 19 – 30, Lots 50 – 69 and Lots 87 – 90. If the owner seeks approval for a front entry garage on these Lots, special architectural treatment may be required by The Architectural Control Committee ("ACC").

7. Paragraph 6.5.4 is deleted and replaced as follows:

6.5.4 The front exterior elevation of the house and attached garage must consist of approximately 25% or more of brick, stone or other masonry

material (stucco) terminating at an inside corner or wrapped around a corner for Lots 1 – 18 and Lots 31 – 49 and 40% or more for Lots 19 – 30, Lots 50 – 69 and Lots 87 – 90.

For clarity purposes, there is no masonry requirement for Lots 70 – 86. However if masonry materials are applied to homes built on these Lots, it shall terminate at an inside corner or wrap around an outside corner.

[Signature On Following Page]

The Declarant has caused this Amendment to be executed as of the date set forth above.

QuietWood Development, LLC

By: _____
Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WAUKESHA)

Personally came before me this 23RD day of December, 2025, the above named Marvin A. Berg, III, Manager, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public-State of Wisconsin
My Commission 1-15-29

DRAFTED BY:
George B. Erwin, III
Law Office of George B. Erwin, LLC
2600 North Mayfair Road, Suite 1000
Milwaukee, WI 53226

VICTORIA L. NITECKI
Notary Public
State of Wisconsin

EXHIBIT "A"
EXPANSION LAND BY THIS AMENDMENT

LEGAL DESCRIPTION:

All of Lots 50 through 90 and Outlots 13, 14 and 15 of "QUIETWOOD ADDITION NO. 2", recorded in the Office of the Register of Deeds for Waukesha County on December 22, 2025, in Book 55 of Subdivision Plats, at Pages 228-235 inclusive, as Document No. 4853083 *. Being located in a part of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 33, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

* 4853083

EXHIBIT "B"
LAND PREVIOUSLY SUBJECT TO DECLARATION

LEGAL DESCRIPTION:

All of Lots 1 through 30 and Outlots 1, 3 and 4 of "QUIETWOOD" recorded in the Office of the Register of Deeds for Waukesha County on January 17, 2025, in Book 56 of Subdivision Plats, at Pages 115-124 inclusive, as Document No. 4801797, Lots 31 through 49 and Outlots 6, 7 and 11 of "QUIETWOOD ADDITION NO. 1" recorded in the Office of the Register of Deeds for Waukesha County on August 15, 2025, in Book 56 of Subdivision Plats, at Pages 179-187 inclusive, as Document No. 4832205, and Lots 50 through 90 and Outlots 13, 14 and 15 of "QUIETWOOD ADDITION NO. 2", recorded in the Office of the Register of Deeds for Waukesha County on December 22, 20 25, in Book 55 of Subdivision Plats, at Pages 228 - 235 inclusive, as Document No. 4853083. Being located in a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 32 and the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 33, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.