1512635

Document Number

FIRSTAMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE ENCLAVE AT HUNTER OAKS SUBDIVISION

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Attn: Dino Antonopoulos
111 E. Wisconsin Avenue, Suite 1400
Milwaukee, WI 53202

See Addendum Attached
Parcel Identification Number (PIN)

FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE ENCLAVE AT HUNTER OAKS SUBDIVISION

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE ENCLAVE AT HUNTER OAKS SUBDIVISION (the "First Amendment") is made and entered by Bielinski Development, Inc. ("Declarant").

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions of The Enclave at Hunter Oaks Subdivision dated December 12, 2025 was recorded on December 16, 2025 with the Register of Deeds for Jefferson County, Wisconsin, as Document No. 1502271 (the "Original Declaration"). The real property subject to the Declaration is described in Exhibit A attached hereto.

B. The term "Declaration" as defined in the Original Declaration shall be expanded to collectively refer to the Original Declaration, this First Amendment, and any future amendment to the Declaration.

C. The Original Declaration and this First Amendment shall collectively be referred to as the "Enclave Covenants."

D. In accordance with Section 8.1 of the Original Declaration, Declarant, who currently owns one hundred percent (100%) of all Lots in the Subdivision and in its sole capacity and without the requirement of votes from Owners, may amend any terms of the Declaration for any reason.

NOW THEREFORE, Declarant hereby declares that all lands of The Enclave at Hunter Oaks Subdivision are held, transferred, sold, conveyed, used, and occupied subject to the Enclave Covenants, and any and all future amendments to the Enclave Covenants. In accordance with Section 8.1 of the Original Declaration, the Enclave Covenants are hereby amended as follows:

1. Recitals. Declarant affirms the foregoing Recitals are true, correct, and are incorporated herein by reference.

2. Architectural Requirements and Guidelines – Fences. The provisions of Section 6.9(f) are deleted in their entirety and replaced with the following:

> All fencing (including invisible dog fencing) must be approved by the ACC prior to installation. The ACC shall make the final determination on what fencing will be permitted, the location of the fencing, and the height of the fencing. In general, no fence erected on any residential Lot shall be higher than three (3) feet from the graded surface of the ground if the fence is installed in the front yard of the Lot and no fence shall exceed six (6) feet from the graded surface of the ground elsewhere on the Lot including privacy fences

Jefferson County Register of Deeds 1512635 Page2 of 6

installed near the home for the purpose of screening views between neighbors from side to side which are not installed in the front yard of the Lot. The fencing must be black aluminum picket fencing except for privacy fencing. No fence shall be installed closer than two (2) feet from a lot line. No chain-link fencing shall be permitted.

3. Remainder of Terms. All other terms of the Declaration shall remain the same and are in full force and effect.

4. Capitalized Terms. Capitalized terms herein that are not otherwise defined shall have the respective meaning ascribed to them in the Declaration.

SIGNATURE ON THE FOLLOWING PAGE

Executed as of this 5 day of October, 2026.

BIELINSKI DEVELOPMENT, INC.

By: _____
Paul Bielinski, President

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

Personally came before me this 5 day of October, 2026, the above-named Paul Bielinski as President of Bielinski Development, Inc., who executed the foregoing instrument and acknowledged the same as the act and deed of said entity.

_____
Notary Public, Waukesha County, State of Wisconsin
My Commission: 12/13/2028
A. Carey

This document was drafted by and after recording should be returned to:
Attorney Dino Antonopoulos
O'Neil, Cannon, Hollman, DeJong & Laing, S.C.
111 E. Wisconsin Avenue, Suite 1400
Milwaukee, WI 53202

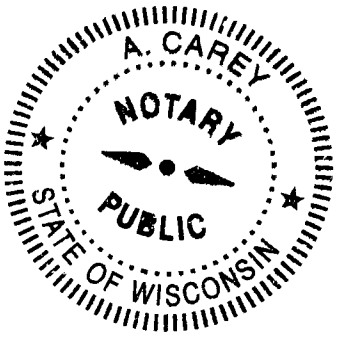


EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

All of Lots 1, 2, 3, and 4 of Certified Survey Map No. 6532, being a portion of Lot 1 of Certified Survey Map No. 3939, located in a part of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin.

TAX IDENTIFICATION NUMBERS:

291-0815-0642-105	Lot 1 of CSM 6532	623 Belmont Dr
291-0815-0642-106	Lot 2 of CSM 6532	621 Belmont Dr
291-0815-0642-107	Lot 3 of CSM 6532	619 Belmont Dr
291-0815-0642-108	Lot 4 of CSM 6532	617 Belmont Dr

LEGAL DESCRIPTION:

All of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22. 23, 24. 25. 26. 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44 and Outlot 1 of The Enclave at Hunter Oaks, being a redivision of Lot 1 of Certified Survey Map No. 3941 and the Remainder of Lot 1 of Certified Survey Map No. 3939, located in a part of the Northwest 1/4 of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, in the City of Watertown, Jefferson County, Wisconsin.

TAX IDENTIFICATION NUMBERS:

291-0815-0642-109	Lot 5	615 Belmont Dr
291-0815-0642-110	Lot 6	613 Belmont Dr
291-0815-0642-111	Lot 7	611 Belmont Dr
291-0815-0642-112	Lot 8	609 Belmont Dr
291-0815-0642-113	Lot 9	1350 Enclave Ln
291-0815-0642-114	Lot 10	1346 Enclave Ln
291-0815-0642-115	Lot 11	1342 Enclave Ln
291-0815-0642-116	Lot 12	1338 Enclave Ln
291-0815-0642-117	Lot 13	1334 Enclave Ln
291-0815-0642-118	Lot 14	1330 Enclave Ln
291-0815-0642-119	Lot 15	1326 Enclave Ln
291-0815-0642-120	Lot 16	1322 Enclave Ln
291-0815-0642-121	Lot 17	1318 Enclave Ln
291-0815-0642-122	Lot 18	1314 Enclave Ln
291-0815-0642-123	Lot 19	1310 Enclave Ln

291-0815-0642-124	Lot 20	1306 Enclave Ln
291-0815-0642-125	Lot 21	1302 Enclave Ln
291-0815-0642-126	Lot 22	1305 Enclave Ln
291-0815-0642-127	Lot 23	1309 Enclave Ln
291-0815-0642-128	Lot 24	1315 Enclave Ln
291-0815-0642-129	Lot 25	1325 Enclave Ln
291-0815-0642-130	Lot 26	1339 Enclave Ln
291-0815-0642-131	Lot 27	1345 Enclave Ln
291-0815-0642-132	Lot 28	597 Belmont Dr
291-0815-0642-133	Lot 29	595 Belmont Dr
291-0815-0642-134	Lot 30	593 Belmont Dr
291-0815-0642-135	Lot 31	1347 Steeplechase Dr
291-0815-0642-136	Lot 32	1341 Steeplechase Dr
291-0815-0642-137	Lot 33	608 Belmont Dr
291-0815-0642-138	Lot 34	606 Belmont Dr
291-0815-0642-139	Lot 35	604 Belmont Dr
291-0815-0642-140	Lot 36	602 Belmont Dr
291-0815-0642-141	Lot 37	598 Belmont Dr
291-0815-0642-142	Lot 38	596 Belmont Dr
291-0815-0642-143	Lot 39	594 Belmont Dr
291-0815-0642-144	Lot 40	592 Belmont Dr
291-0815-0642-145	Lot 41	1411 Steeplechase Dr
291-0815-0642-146	Lot 42	1415 Steeplechase Dr
291-0815-0642-147	Lot 43	1419 Steeplechase Dr
291-0815-0642-148	Lot 44	1423 Steeplechase Dr