Document Number

Document Title

Amendment No. 1 TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF HARVEST HILLS SUBDIVISION

Document # **1498749**
WASHINGTON COUNTY WISCONSIN
2020-06-04 11:33:00 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

Return via EMAIL
Pages: **5**

Recording Area

5

Name and Return Address

David Leszczynski
3223 Fleur De Lis Dr.
Mequon, WI 53092

Parcel Identification Number (PIN)

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

AMENDMENT NO 1

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HARVEST HILLS SUBDIVISION

This Amendment to the Declaration of Covenants, Conditions and Restrictions of Harvest Hills Subdivision is made as of November 7, 2019 by Harvest Hills Subdivision, LLC, (the "Developer") and Germantown Acquisitions, LLC ("Additional Land Developer"). The original Declaration dated August 22, 2019 was recorded at the office of the Register of Deeds for Washington County, Wisconsin as Document # 1478619 on August 28, 2019.

WHEREAS, the Developer as of the date of this Amendment retains ownership of at least one lot of the subject property governed by the Declaration. As such, the following provision remains in effect:

Declaration Section 4.4:
4.4. Amendment of this Declaration. While the Developer owns any Lots, the Developer may amend this Declaration at any time. After ownership of all lots has been conveyed by the Developer, the Association may amend this Declaration to the extent permitted by law, but only by an affirmative vote of no less than seventy-five percent (75%) of the Members.

WHEREAS, the Developer and the Additional Land Developer wish to amend the Declaration so as to add Additional Land Developer's real property/lots identified in the attached legal description to the Declaration's governed property, and amend Article 9. Outlots from 1/37 to 1/40 interest.

NOW, THEREFORE, Developer and the Additional Land Developer hereby declare that the real property/lots described in the attached legal description are hereby added to the Harvest Hills Subdivision and shall be used, held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and easements set forth in the Declaration, which shall inure to the benefit of such property and for each owner thereof and shall pass with said property and each of every parcel thereof, and shall apply to and bind the successors in interest and any owner thereof.

All other terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been duly executed as of the day, month, and year first above written.

Developer:
Harvest Hills Subdivision, LLC

By: Shari Waggoner
Shari Waggoner, Managing Member

STATE OF WISCONSIN) ~~WASHINGTON~~ Waukesha COUNTY)
Personally came before me this 2nd day of June 2020, ~~2019~~, the above-named Shari Waggoner, Managing Member of the Developer, Harvest Hills Subdivision, LLC, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Lori Ann Peteri
Notary Public,
My Commission is ~~permanent~~ Expires 12-4-2020

LORI ANN PETERI
Notary Public
State of Wisconsin

Additional Land Developer:
Germantown Acquisitions, LLC

LORI ANN PETERI
Notary Public
State of Wisconsin

By: David Leszczynski
David Leszczynski, Member

STATE OF WISCONSIN) WASHINGTON COUNTY)
Personally came before me this 4th day of June 2020 ~~2019~~, the above-named David Leszczynski, Member of Germantown Acquisitions, LLC, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Michelle Jacobson
Notary Public,
~~My Commission is permanent~~ 5/18/24

NOTARY PUBLIC
MICHELLE JACOBSON
STATE OF WISCONSIN

DECLARATION LEGAL DESCRIPTION

See Exhibit A attached

LEGAL DESCRIPTION FOR ADDITIONAL REAL ESTATE/LOTS
(ATTACH SURVEY IDENTIFYING LOTS)

Woodland Ponds Estates located as part of the southeast 1/4 of the northeast 1/4, of section 24, Town 9 North, Range 20 East, Lots 10, 11 & 12 and Outlot 6 of the final plat recorded in the Village of Germantown, Washington County, Wisconsin.

This document was drafted by and should be returned to:
Hand Delivered by David Leszczynski

Exhibit A

Lots One through Thirty-Seven (1-37) and Outlots One through Six (1-6) in Harvest Hills, being a subdivision that is a portion of Parcel 1 of C.S.M. No. 3641 (a portion of the SE 1/4 of the NW 1/4), Washington County Records, and also the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, all in Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. More particularly described as follows:

Commencing at the North 1/4 corner of said Section 24-9-20, said corner being on the centerline of C.T.H. 'F'; thence N. 88°13'31" E., 660.00 feet along the north line of the NW 1/4 of the NE 1/4 of said Section 24-9-20 (centerline of C.T.H. 'F') to the point of beginning of lands to be described; thence continue N. 88°13'31" E., 676.98 feet along said north line (centerline) to the NE corner of the NW 1/4 of the NE 1/4 of said Section 24-9-20; thence S. 01°39'58" E., 2630.97 feet along the east line of the West 1/2 of the NE 1/4 of said Section 24-9-20 to the SE corner of the SW 1/4 of the NE 1/4 of said Section 24-9-20, said corner also being on the centerline of Elm Lane; thence S. 88°20'55" W., 1331.92 feet along the south line of the SW 1/4 of the NE 1/4 of said Section 24-9-20 (centerline of Elm Lane) to the Center of said Section 24-9-20; thence N. 01°46'35" W., 728.07 feet along the west line of the SW 1/4 of the NE 1/4 of said Section 24-9-20; thence S. 88°13'25" W., 141.32 feet; thence N. 01°46'35" W., 585.89 feet to the north line of the SE 1/4 of the NW 1/4 of said Section 24-9-20, said line also being the northerly line of Parcel 1 of said C.S.M. No. 3641; thence N. 88°11'13" E., 141.32 feet along said north line to the NW corner of the SW 1/4 of the NE 1/4 of said Section 24-9-20 (NE corner of Parcel 1 of said C.S.M. No. 3641); thence N. 01°46'35" W., 786.06 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 24-9-20 to the SW corner of Parcel 1 of C.S.M. No. 386, Washington County Records; thence N. 88°13'31" E., 663.08 feet along the southerly line of said C.S.M. No. 386 to the SE corner of Parcel 3 of said C.S.M. No. 386; thence N. 02°06'39" W., 528.00 feet along the easterly line of said Parcel 3 to the point of beginning.

Said parcel contains 74.44 acres.