

**AMENDMENT TO  
DECLARATION OF  
RESTRICTIONS**

Document Number

Document # **2656790**  
RACINE COUNTY REGISTER OF DEEDS  
June 22, 2023 12:18 PM

*Karie J. Pope*  
KARIE POPE  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$30.00

Pages: 29

Recording Area

A document entitled "Declaration Of Restrictions" (the "Restrictions") was recorded in the office of the Register of Deeds for Racine County, Wisconsin on August 14, 1964, in Volume 831, Records, Pages 450-455, as Document No. 774488. The Restrictions were intended to affect real property located in the Village of Caledonia as described in **Exhibit A** attached hereto and incorporated by reference herein.

30-29  
BLUFFSIDE ESTATES LLC  
8338 CORPORATE DR.  
SUITE 300  
RACINE, WI 53406  
Return to:  
Tax Parcel Numbers: See attachment

The Restrictions provide, in part, that the Restrictions may be amended by a written declaration executed by the then record owners of at least 75 percent in area of the property subject to the Restrictions.

The undersigned parties are the owners of more than 75 percent in area of the property subject to the Restrictions and execute this instrument as an amendment to the Restrictions.

The Restrictions are modified as follows:

The description of the land which is subject to the Restrictions as specified in the original Restrictions is hereby modified to delete from the description the real estate which is described in **Exhibit B** attached hereto and incorporated by reference herein. The real estate described in **Exhibit B** is located as set forth in **Exhibit C** which is attached hereto and incorporated by reference herein.

By execution of this Amendment, the parties hereto acknowledge and verify that from and after the date of recording of this Amendment, the real estate described in **Exhibit B** shall not be subject to the Restrictions.

In Witness Whereof, the undersigned owners have hereunto set their hands and seals on the date set opposite their respective names.

-SIGNATURE PAGES FOLLOW-

**AMENDMENT TO  
DECLARATION OF  
RESTRICTIONS**

Document Number

We are returning your ORIGINAL document.

It has been recorded electronically.

The recording information is shown on the

attached copy. Keep both documents

with your Real Estate records

Recording Area

A document entitled "Declaration Of Restrictions" (the "Restrictions") was recorded in the office of the Register of Deeds for Racine County, Wisconsin on August 14, 1964, in Volume 831, Records, Pages 450-455, as Document No. 774488. The Restrictions were intended to affect real property located in the Village of Caledonia as described in **Exhibit A** attached hereto and incorporated by reference herein.

30-29

BLUFFSIDE ESTATES LLC  
8338 CORPORATE DR.  
SUITE 300  
RACINE, WI 53416

Return to:

Tax Parcel Numbers: See attachment

The Restrictions provide, in part, that the Restrictions may be amended by a written declaration executed by the then record owners of at least 75 percent in area of the property subject to the Restrictions.

The undersigned parties are the owners of more than 75 percent in area of the property subject to the Restrictions and execute this instrument as an amendment to the Restrictions.

The Restrictions are modified as follows:

The description of the land which is subject to the Restrictions as specified in the original Restrictions is hereby modified to delete from the description the real estate which is described in **Exhibit B** attached hereto and incorporated by reference herein. The real estate described in **Exhibit B** is located as set forth in **Exhibit C** which is attached hereto and incorporated by reference herein.

By execution of this Amendment, the parties hereto acknowledge and verify that from and after the date of recording of this Amendment, the real estate described in **Exhibit B** shall not be subject to the Restrictions.

In Witness Whereof, the undersigned owners have hereunto set their hands and seals on the date set opposite their respective names.

-SIGNATURE PAGES FOLLOW-

Tax Parcel Identification Number: 104-04-22-25-027-000 ; 104-04-22-25-027-040

Owner: \_\_\_\_\_

Raymond C. Leffler  
\* Raymond C. Leffler

104-04-22-25-037-000  
104-04-22-25-029-000  
104-04-22-25-094-000

Owner: \_\_\_\_\_

\* \_\_\_\_\_

STATE OF WISCONSIN )

)

SS.

COUNTY OF RACINE )

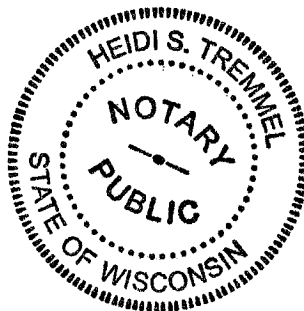
Personally came before me this 2nd day of June, 2023, the above named Raymond C. Leffler, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Heidi S. Tremmel  
\* Heidi S. Tremmel

SEAL

Notary Public - State of Wisconsin

My commission expires: 2/7/26



\*print name

Tax Parcel Identification Number: 104-04-22-25-027-000; 104-04-22-25-027-040;

Owner:

*Thomas J. Antonneau*  
\* Thomas J. Antonneau

104-04-22-25-029-000  
104-04-22-25-037-000  
104-04-22-25-094-000

Owner:

\_\_\_\_\_  
\* \_\_\_\_\_

STATE OF WISCONSIN )  
  )  
COUNTY OF RACINE )

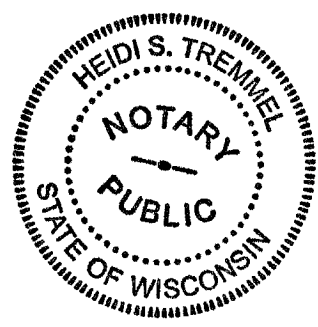
ss.

Personally came before me this 2nd day of June, 2023, the above named Thomas J. Antonneau, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*Heidi S. Tremmel*  
\* Heidi S. Tremmel

SEAL

Notary Public - State of Wisconsin  
My commission expires: 2/7/26



\*print name













Tax Parcel Identification Number: 104-04-22-25-029-020

Owner: Lora Lynn Halberstadt  
\* Lora Halberstadt

Owner: GLEN R. HALBERSTADT  
\* Glen R. Halberstadt

STATE OF WISCONSIN )

) SS.

COUNTY OF RACINE )

Personally came before me this 12<sup>th</sup> day of May, 2023, the above named Glen Halberstadt and Lora Halberstadt, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

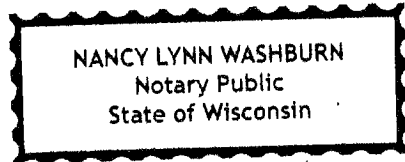
Nancy Lynn Washburn  
\* Nancy Lynn Washburn

SEAL

Notary Public - State of Wisconsin

My commission expires: 3-8-2025

\*print name

















Tax Parcel Identification Number: 104-04-22-25-039-000

Owner: [Signature]  
\* Sarah Chadwick

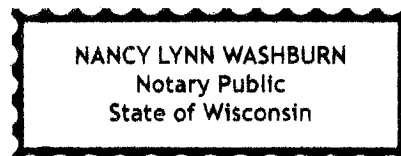
Owner: \_\_\_\_\_  
\* \_\_\_\_\_

STATE OF WISCONSIN )  
                                  )                      ss.  
COUNTY OF RACINE )

Personally came before me this 2<sup>nd</sup> day of June, 2023, the above named Sarah Chadwick, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]  
\* Nancy Lynn Washburn  
Notary Public - State of Wisconsin  
My commission expires: 3-8-2025

SEAL



\*print name

Tax Parcel Identification Number: 104-04-22-25-040-000

Owner: BRETT KAYDO

\* [Signature]

Owner: \_\_\_\_\_

\* \_\_\_\_\_

STATE OF WISCONSIN )

ss.

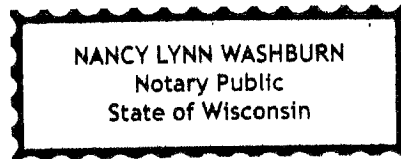
COUNTY OF RACINE )

Personally came before me this 2<sup>nd</sup> day of June, 2023, the above named Brett Kaydo, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]  
\* Nancy Lynn Washburn

Notary Public - State of Wisconsin  
My commission expires: 3-8-2025

SEAL



\*print name

Tax Parcel Identification Number: 104-04-22-25-044-000

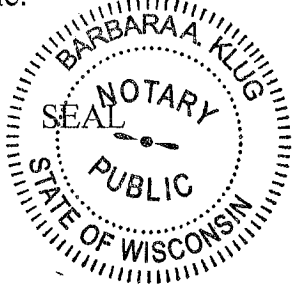
Owner: [Signature]  
\* Steve Bulik

Owner: Barbara A Bulik  
\* Barbara A Bulik

STATE OF WISCONSIN    )  
                                  )    ss.  
COUNTY OF RACINE    )

Personally came before me this 25 day of April, 2023, the above named Steve Bulik & Barbara Bulik to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]  
\* Barbara A. Klug  
Notary Public - State of Wisconsin  
My commission expires: 3/16/24



\*print name

Tax Parcel Identification Number: 104-04-22-25-014-002

Owner: Conrad Leipold  
\* Conrad Leipold

Owner: \_\_\_\_\_  
\* \_\_\_\_\_

STATE OF WISCONSIN )

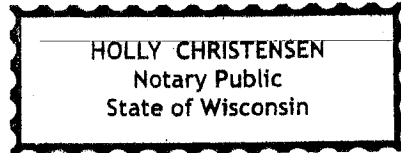
COUNTY OF RACINE )                      ss.

Personally came before me this 19<sup>th</sup> day of April, 2023, the above named Conrad Leipold, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Holly Christensen  
\* Holly Christensen  
Notary Public - State of Wisconsin

My commission expires: 3-13-27

SEAL



\*print name

Tax Parcel Identification Number: 104-04-22-25-043-000

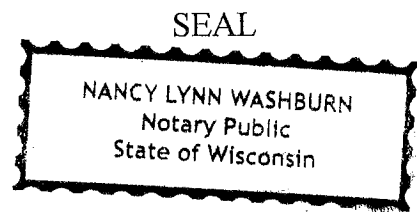
Owner: [Signature]  
\* Steve T. Bouwma

Owner: [Signature]  
\* Gloria Bouwma

STATE OF WISCONSIN )  
                               )  
COUNTY OF RACINE  )        ss.

Personally came before me this 16<sup>th</sup> day of May, 2023, the above named Steve Bouwma & Gloria Bouwma, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]  
\* Nancy Lynn Washburn  
Notary Public - State of Wisconsin  
My commission expires: 3-8-2025



\*print name

Tax Parcel Identification Number: 104 04 22 250 33 000

Owner: *Katherine Taylor*  
\* Katherine Taylor

Owner: *Ken Taylor*  
\* Ken Taylor

STATE OF WISCONSIN )

)

ss.

COUNTY OF RACINE )

Personally came before me this 5<sup>th</sup> day of May, 2023, the above named Katherine Taylor & Ken Taylor, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

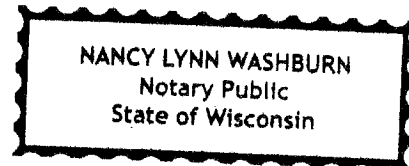
*Nancy Lynn Washburn*  
\* Nancy Lynn Washburn

Notary Public - State of Wisconsin

My commission expires: 3-8-2025

SEAL

\*print name





## EXHIBIT A

The Southeast One-Quarter (SE 1/4) of the Northwest One Quarter (NW 1/4) of Section 25, Township 4 North of Range 22 East. ALSO: That part of the Northeast One Quarter (NE 1/4) of Section 25, lying West of the right of way of the Chicago and Milwaukee Electric Railroad Company and North of Root River; excepting as to that part thereof, conveyed to Max Borchardt, by Deed 134-359; ALSO: The Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of Section 25, Township 4 North of Range 22 East. Excepting that part taken for right-of-way of Chicago and Milwaukee Electric Railroad and that part of said One Quarter Section lying Easterly of the Chicago Milwaukee Electric Railroad Company. Also excepting premises conveyed in Deed "518" 480, Document No. 574778. Also excepting premises described as follows: Begin at the northwest corner of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of Section 25, Township 4 North, Range 22 East; run thence South along said West line of the Northeast One Quarter of NW 1/4 of said section 400 feet; thence east parallel to the north line of said section 198 feet; thence North parallel to the West line of the Northeast One Quarter (NE 1/4) of the Northwest One Quarter (NW 1/4) of said section 400 feet to the North line of said section; thence West along the North line of said section 198 feet to the place of beginning.



## EXHIBIT B

Being a part of Parcel 4 of Certified Survey Map No. 1879, as recorded in the Register of Deeds office for Racine County as Document No. 1550236, and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 25 AND in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, all in Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25; Thence South 00°55'03" East along the east line of said Northwest 1/4, 45.00 feet to the south right of way line of Four Mile Road and the Point of Beginning;

Thence continuing South 00°55'03" East along said east line, 354.07 feet; Thence South 21°12'37" East, 1213.80 feet; Thence North 68°47'23" East, 50.00 feet; Thence South 21°12'37" E, 413.50 feet to a Meander Line of the Root River; Thence South 33°49'09" West along said Meander Line, 305.08 feet; Thence South 89°54'32" West, 80.92 feet; thence North 05°59'32" West, 681.07 feet; Thence North 21°04'33" West and then along the northeasterly line of Certified Survey Map No. 1879, 859.73 feet to the aforesaid east line of the Northwest 1/4; Thence North 21°04'29" West along the northeasterly line of said Certified Survey Map No. 1879, 223.01 feet to the north line of said Certified Survey Map; Thence South 68°33'30" West along said north line, 78.92 feet; Thence South 78°46'12" West, 269.62 feet to the east right of way line of Bluffside Drive to a point of curvature; Thence northerly 27.50 feet along the arc of said curve to the right, whose radius is 160.00 feet and whose chord bears North 05°07'28" West, 27.47 feet; Thence North 00°12'02" West along said east right of way line, 116.49 feet to a tie line;

Thence South 89°47'58" West along said tie line, 66.00 feet to the west right of way line of said Bluffside Drive; Thence South 00°12'02" East along said west right of way line, 233.21 feet to a point of curvature; Thence southwesterly 105.24 feet along said west right of way line and the arc of said curve to the right, whose radius is 67.00 feet and whose chord bears South 44°47'58" West, 94.75 feet to a tie line;

Thence South 00°12'02" East along said tie line, 66.00 feet to the south right of way line of Park Ridge Drive; Thence North 89°47'58" East along said south right of way line, 87.72 feet to a point of curvature; Thence southeasterly 105.03 feet along said south right of way line and the arc of said curve to the right, whose radius is 87.52 feet and whose chord bears South 55°49'17" East, 98.84 feet; Thence South 21°26'32" East along the aforesaid west right of way line of Bluffside Drive, 412.80 feet to a point of curvature; Thence southwesterly 105.74 feet along said west right of way line and the arc of said curve to the right, whose radius is 54.08 feet and whose chord bears South 34°34'25" West, 89.69 feet to a tie line;

Thence South 00°35'22" West along said tie line, 105.00 feet to the south right of way line Old Orchard Boulevard; Thence South 89°24'38" East along said south right of way line, 89.01 feet to a point of curvature; Thence southeasterly 59.31 feet along aforesaid west right of way line of Bluffside Drive and the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 55°25'35" East, 55.90 feet; Thence South 21°26'32" East along said west right of way line of Bluffside Drive, 145.23 feet to a point of curvature; Thence southwesterly 285.46 feet along said west right of way line and the arc of said curve to the right, whose radius is 121.34 feet and whose chord bears South 45°57'13" West, 224.04 feet; Thence North 66°39'02" West along the north right of way line of said Bluffside Drive, 289.75 feet to a point of curvature and a tie line;

Thence South 29°07'20" West along said tie line, 66.19 feet to the south right of way line of Bluffside Drive; Thence South 25°22'58" West, 416.99 feet; Thence South 07°23'02" East along the south line of the parcel described in Warranty Deed No. 800291, 85.00 feet; Thence South 84°01'26" East along said south line, 139.60 feet; Thence North 31°34'32" East along said south line, 21.90 feet; Thence North 64°24'02" East along said south line, 160.33 feet to a Found 1" Iron Pipe; Thence South 73°38'02" East along the south line of the parcel described in Warranty Deed No. 800434, 192.14 feet; Thence South 07°14'03" East along the

south line of the parcel described in Warranty Deed No. 961505, 146.28 feet; Thence North 75°54'29" East along said south line, 257.42 feet to the aforesaid east line of the Northwest 1/4 of Section 25; Thence South 00°55'03" East along said east line, 478.15 feet to the southeast corner of said Northwest 1/4; Thence South 89°52'59" West along the south line of said Northwest 1/4, 1326.60 feet to the west line of the East 1/2 of the Northwest 1/4 and the east line of Overlook Acres, a recorded subdivision; Thence North 00°57'47" West along said east line, 588.87 feet to a Found 1" Iron Pipe; Thence North 75°02'50" East, 164.11 feet to a Found 1" Iron Pipe; Thence North 86°59'41" East, 339.10 feet; Thence South 74°17'42" East, 42.03 feet; Thence North 25°22'58" East, 426.71 feet to the aforesaid south right of way line of Bluffside Drive and a point on a curve; Thence southeasterly 34.01 feet along said south right of way line and the arc of said curve to the left, whose radius is 155.01 feet and whose chord bears South 57°54'11" East, 33.94 feet to the aforesaid tie line;

Thence North 29°07'20" East along said tie line, 66.19 feet to the north right of way line of said Bluffside Drive and a point of curvature; Thence northwesterly 69.24 feet along said north right of way line and the arc of said curve to the right, whose radius is 89.01 feet and whose chord bears North 44°22'02" West, 67.50 feet; Thence North 22°05'02" West along said north right of way, 77.08 feet to a point of curvature; Thence northeasterly 130.99 feet along said north right of way line and the arc of said curve to the right, whose radius is 66.61 feet and whose chord bears North 34°15'10" East, 110.88 feet to the aforesaid south right of way line of Old Orchard Boulevard; Thence South 89°24'38" East along said south right of way line, 252.72 feet to a tie line;

Thence North 00°35'22" East along said tie line, 105.00 feet to the north right of way line of said Old Orchard Boulevard; Thence North 89°24'38" West along said north right of way line, 368.11 feet to a point of curvature; Thence southwesterly 40.64 feet along the arc of said curve to the left, whose radius is 66.61 feet and whose chord bears South 73°06'44" West, 40.01 feet; Thence North 34°47'23" West, 253.82 feet; Thence South 41°18'26" West, 218.66 feet; Thence North 53°58'18" West, 303.93 feet to the south right of way line of Park Ridge Drive and a point on a curve; Thence northeasterly 52.19 feet along said south right of way line and the arc of said curve to the right, whose radius is 101.00 feet and whose chord bears North 51°26'53" East, 51.61 feet; Thence North 66°15'06" East along said south right of way line, 91.03 feet to a point of curvature; Thence northeasterly 135.95 feet along said south right of way line and the arc of said curve to the left, whose radius is 175.00 feet and whose chord bears North 43°59'48" East, 132.55 feet; Thence South 24°43'40" East, 202.09 feet; Thence North 69°38'19" East, 155.90 feet; Thence North 25°45'46" West, 291.00 feet to the aforesaid south right of way line of Park Ridge Drive; Thence North 89°47'58" East along said south right of way line, 351.86 feet to a tie line;

Thence North 00°12'02" West along said tie line, 66.00 feet to the north right of way line of said Park Ridge Drive; Thence South 89°47'58" West along said north right of way line, 83.00 feet; Thence North 00°12'02" West, 300.21 feet; Thence South 89°47'58" West, 150.00 feet; Thence South 00°12'02" East, 300.21 feet to the aforesaid north right of way line of Park Ridge Drive; Thence South 89°47'58" West along said north right of way line, 143.86 feet to a point of curvature; Thence southwesterly 208.92 feet along said north right of way line and the arc of said curve to the left, whose radius is 133.00 feet and whose chord bears South 44°47'58" West 188.09 feet to a point of reverse curve; Thence southwesterly 126.42 feet along said north right of way line and the arc of said reverse curve to the right, whose radius is 109.00 feet and whose chord bears South 33°01'32" West, 119.45 feet; Thence South 66°15'06" West along said north right of way line, 91.03 feet to a point of curvature; Thence southwesterly 195.91 feet along said north right of way line and the arc of said curve to the left, whose radius is 167.00 feet and whose chord bears South 32°38'39" West, 184.87 feet; Thence South 00°57'47" East along the west right of way line of the aforesaid Park Ridge Drive, 201.94 feet; Thence South 89°50'28" West, 10.08 feet to the east line of Bel-Mar Acres; Thence North 00°57'47" West along said east line, 926.82 feet; Thence North 89°47'58" East, 396.00 feet; Thence North 00°57'47" West, 400.04 feet to the north line of the aforesaid Northwest 1/4; Thence North 89°47'58" East

along said north line, 305.08 feet; Thence South  $00^{\circ}12'02''$  East, 400.00 feet; Thence North  $89^{\circ}47'58''$  East, 150.00 feet to the aforesaid west right of way line Bluffside Drive and a tie line; Thence North  $89^{\circ}47'58''$  East along said tie line, 66.00 feet to the aforesaid east right of way line of Bluffside Drive; Thence North  $00^{\circ}12'02''$  West along said east right of way line, 330.00 feet to a point of curvature; Thence northeasterly 39.27 feet along said east right of way line and the arc of said curve to the right, whose radius is 25.00 feet and whose chord bears North  $44^{\circ}47'58''$  East, 35.36 feet to the south right of way line of the aforesaid Four Mile Road; Thence North  $89^{\circ}47'58''$  East along said south right of way line, 387.17 feet to the Point of Beginning.

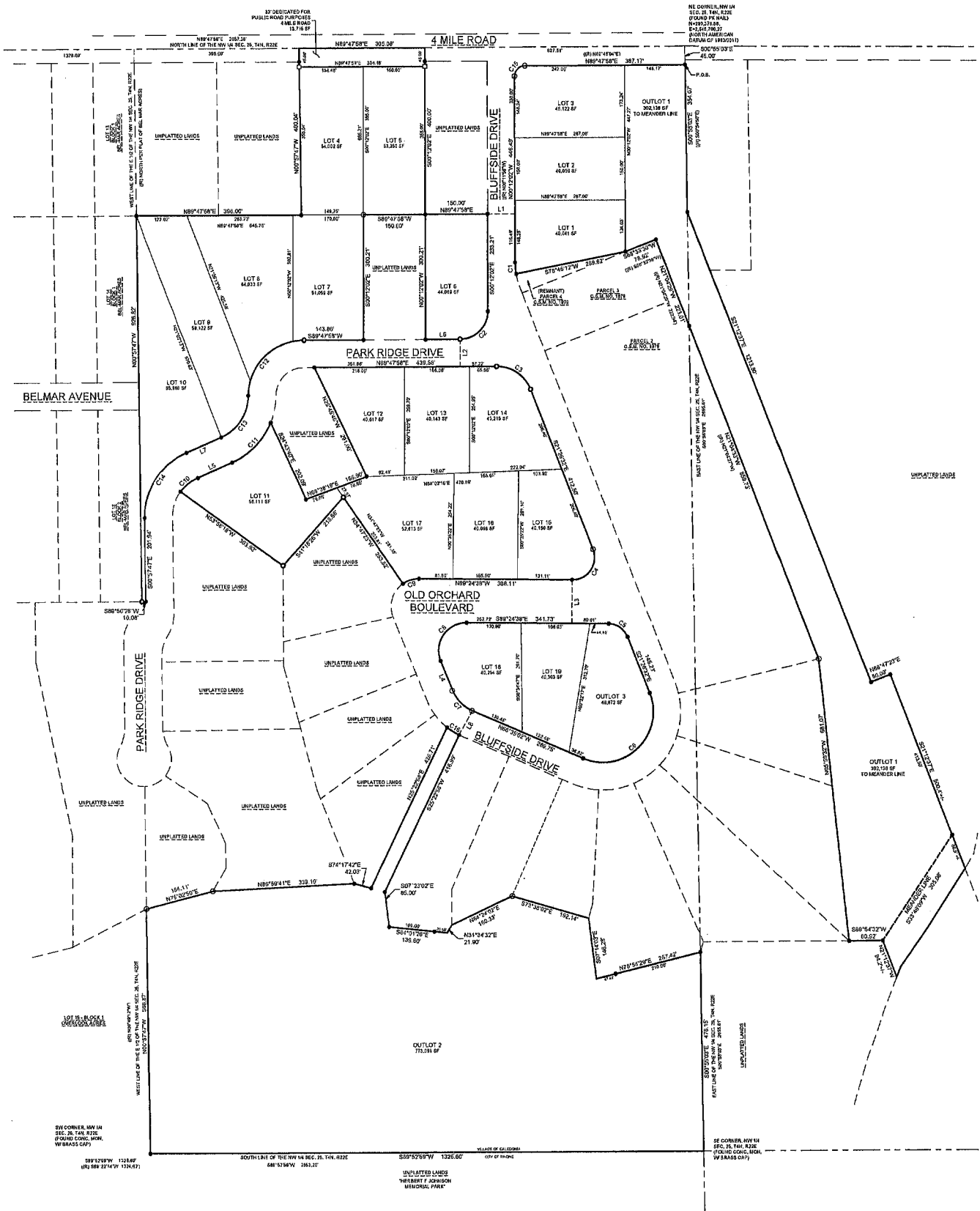
Including the said land between the Meander Line and the Center Line of the Root River.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes. Containing 2,071,005 square feet (47.5437 acres) Gross to the centerline of the Root River. Net land area is 2,035,118 square feet (46.7198 acres) to the Meander Line of the Root River, more or less.

164-04-22-25-027-040

# EXHIBIT C

## Location map for Lots 1-19 and Outlots 1, 2 and 3 of Bluffside



TAX KEY NUMBERS:

104-04-22-25-027-000  
104-04-22-25-027-010  
104-04-22-25-027-020  
104-04-22-25-027-030  
104-04-22-25-027-040  
104-04-22-25-027-050  
104-04-22-25-029-000  
104-04-22-25-029-010  
104-04-22-25-029-020  
104-04-22-25-033-000  
104-04-22-25-034-000  
104-04-22-25-034-010  
104-04-22-25-035-000  
104-04-22-25-036-000  
104-04-22-25-037-000  
104-04-22-25-038-000  
104-04-22-25-039-000  
104-04-22-25-040-000  
104-04-22-25-041-000  
104-04-22-25-042-000  
104-04-22-25-043-000  
104-04-22-25-044-000  
104-04-22-25-044-002  
104-04-22-25-045-000  
104-04-22-25-046-000  
104-04-22-25-047-000  
104-04-22-25-047-002  
104-04-22-25-047-004  
104-04-22-25-047-007  
104-04-22-25-094-000

EXHIBIT C (Continued)

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, along with an interest in Outlots 1, 2, and 3, Bluffside, being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 25 and in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 25, all in Township 4 North, Range 22 East. Said land being in the Village of Caledonia, Racine County, Wisconsin.