

DOCUMENT #

1752863

FIRST AMENDMENT  
TO RESTRICTIVE COVENANTS

REGISTER'S OFFICE  
RACINE COUNTY, WI

VOL 3101  
PAGE 344-349

Document Number

Document Title

RECORDED

2000 DEC 21 PM 3:29

MARK A. LADD  
REGISTER OF DEEDS

20-

Recording Area

Name and Return Address

Dover Deer Meadows, LLC  
1020 West Blvd.  
Racine, WI 53405

See attached

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

## TAX KEY NUMBERS:

OUTLOT 1 OF DOVER DEER MEADOWS	51-006-03-20-26-018-101
OUTLOT 2 OF DOVER DEER MEADOWS	51-006-03-20-26-018-102
LOT 2 OF DOVER DEER MEADOWS	51-006-03-20-26-018-020
LOT 3 OF DOVER DEER MEADOWS	51-006-03-20-26-018-030
LOT 4 OF DOVER DEER MEADOWS	51-006-03-20-26-018-040
LOT 5 OF DOVER DEER MEADOWS	51-006-03-20-26-018-050
LOT 6 OF DOVER DEER MEADOWS	51-006-03-20-26-018-060
LOT 7 OF DOVER DEER MEADOWS	51-006-03-20-26-018-070
LOT 8 OF DOVER DEER MEADOWS	51-006-03-20-26-018-080
LOT 9 OF DOVER DEER MEADOWS	51-006-03-20-26-018-090
LOT 10 OF DOVER DEER MEADOWS	51-006-03-20-26-018-100
LOT 11 OF DOVER DEER MEADOWS	51-006-03-20-26-018-110
LOT 12 OF DOVER DEER MEADOWS	51-006-03-20-26-018-120
LOT 13 OF DOVER DEER MEADOWS	51-006-03-20-26-018-130
LOT 14 OF DOVER DEER MEADOWS	51-006-03-20-26-018-140
LOT 15 OF DOVER DEER MEADOWS	51-006-03-20-26-018-150
LOT 16 OF DOVER DEER MEADOWS	51-006-03-20-26-018-160
LOT 17 OF DOVER DEER MEADOWS	51-006-03-20-26-018-170
LOT 18 OF DOVER DEER MEADOWS	51-006-03-20-26-018-180
LOT 19 OF DOVER DEER MEADOWS	51-006-03-20-26-018-190
LOT 20 OF DOVER DEER MEADOWS	51-006-03-20-26-018-200
LOT 21 OF DOVER DEER MEADOWS	51-006-03-20-26-018-210
LOT 22 OF DOVER DEER MEADOWS	51-006-03-20-26-018-220
LOT 23 OF DOVER DEER MEADOWS	51-006-03-20-26-018-230
LOT 24 OF DOVER DEER MEADOWS	51-006-03-20-26-018-240
LOT 25 OF DOVER DEER MEADOWS	51-006-03-20-26-018-250
LOT 26 OF DOVER DEER MEADOWS	51-006-03-20-26-018-260
LOT 27 OF DOVER DEER MEADOWS	51-006-03-20-26-018-270
LOT 28 OF DOVER DEER MEADOWS	51-006-03-20-26-018-280
LOT 29 OF DOVER DEER MEADOWS	51-006-03-20-26-018-290
LOT 30 OF DOVER DEER MEADOWS	51-006-03-20-26-018-300
LOT 31 OF DOVER DEER MEADOWS	51-006-03-20-26-018-310
LOT 32 OF DOVER DEER MEADOWS	51-006-03-20-26-018-320
LOT 33 OF DOVER DEER MEADOWS	51-006-03-20-26-018-330
LOT 34 OF DOVER DEER MEADOWS	51-006-03-20-26-018-340
LOT 35 OF DOVER DEER MEADOWS	51-006-03-20-26-018-350
LOT 36 OF DOVER DEER MEADOWS	51-006-03-20-26-018-360
LOT 37 OF DOVER DEER MEADOWS	51-006-03-20-26-018-370
LOT 38 OF DOVER DEER MEADOWS	51-006-03-20-26-018-380
LOT 39 OF DOVER DEER MEADOWS	51-006-03-20-26-018-390
LOT 40 OF DOVER DEER MEADOWS	51-006-03-20-26-018-400
LOT 41 OF DOVER DEER MEADOWS	51-006-03-20-26-018-410
LOT 42 OF DOVER DEER MEADOWS	51-006-03-20-26-018-420
LOT 43 OF DOVER DEER MEADOWS	51-006-03-20-26-018-430
LOT 44 OF DOVER DEER MEADOWS	51-006-03-20-26-018-440
LOT 45 OF DOVER DEER MEADOWS	51-006-03-20-26-018-450
LOT 46 OF DOVER DEER MEADOWS	51-006-03-20-26-018-460
LOT 47 OF DOVER DEER MEADOWS	51-006-03-20-26-018-470
LOT 48 OF DOVER DEER MEADOWS	51-006-03-20-26-018-480
LOT 49 OF DOVER DEER MEADOWS	51-006-03-20-26-018-490
LOT 50 OF DOVER DEER MEADOWS	51-006-03-20-26-018-500
LOT 51 OF DOVER DEER MEADOWS	51-006-03-20-26-018-510
LOT 52 OF DOVER DEER MEADOWS	51-006-03-20-26-018-520
LOT 53 OF DOVER DEER MEADOWS	51-006-03-20-26-018-530
LOT 54 OF DOVER DEER MEADOWS	51-006-03-20-26-018-540

**FIRST AMENDMENT TO RESTRICTIVE COVENANTS  
FOR DOVER DEER MEADOWS SUBDIVISION**

First Amendment to the declaration of conditions, covenants, restrictions and easements regarding Dover Deer Meadows Subdivision, Town Dover, Racine County, Wisconsin.

This first amendment to declaration is made by Dover Deer Meadows, L.L.C., a Wisconsin corporation, successor in interest to Theodore J. Dremel, as owner of certain real property in Racine County, Wisconsin.

The following are amendments to the original Restrictive Covenants for Dover Deer Meadows Subdivision dated May 20, 1999 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on August 9, 1999 in Volume 2948 of Records, at page 139, as Document No. 169407:

RESIDENTIAL AREA COVENANTS

THIRD:      Building Size.    The required building size for new buildings shall be as follows:

One Story (Ranch)	1400 sq. ft.
One and One-Half Story	1500 sq. ft.
Two Story	1650 sq. ft.

The Town of Dover requires a minimum of 1000 sq. ft. of ground floor area.

FIFTH:      Roof pitch for the house proper, and garage, shall be not less than 6/12.

SEVENTH:    No building shall be erected, placed or altered on any lot until the construction plans and specifications, and a plot plan showing the location of the structure, have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of exterior design and colors with existing structures, and as to location with respect to topography and finish-grade elevation. No fence or wall shall be erected, placed or altered on any lot if said fence or wall is over six (6) feet in height except across the rear lot line or nearer to any street than the minimum building setback line. All fences must be constructed outside of any and all recorded easements. Refuse, cans, firewood or other materials of a similar nature stored or kept on any lot must be screened from view by means of a lattice fence of sufficient height to conceal same, but no higher than six (6) feet or by shrubbery of sufficient density to accomplish the same purpose. Chain link fences are not permitted. To minimize dust and to enhance the appearance of the Subdivision, the driveway or driveways shall, within one year after issuance of the occupancy permit for a building site, be surfaced with concrete, blacktop, brick or other hard surface material acceptable to the Architectural Control Committee. To minimize erosion, landscaping must be completed within one year of occupancy.

EIGHTH: No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimums established under the ordinances of the Township of Dover, nor in any event shall any building or part thereof be erected nearer than twenty-five (25) feet from the front lot line or nearer than ten (10) feet from the side lot lines, twenty-five (25) feet from the street side (measured as a setback from the right-of-way), and twenty-five (25) feet from the rear lot line within the Subdivision. The maximum height of house is thirty-five (35) feet. All buildings must be constructed outside of any and all recorded easements.

SIXTEENTH: No structure of a temporary character, no boat, trailer, truck, basement, tent, shack, garage, barn or other outbuilding shall be used at anytime as residence either temporarily or permanently. No previously used building shall be moved on to any lot in the Subdivision from another location.

### ARCHITECTURAL CONTROL COMMITTEE

FIRST: An Architectural Control Committee is hereby set up initially consisting of Raymond C. Leffler and one member from Dover Development, L.L.C., who shall serve without compensation.

FIFTH: The address of the Architectural Control Committee is:

Dover Deer Meadows, L.L.C.  
1020 West Blvd.  
Racine, WI 53405

### GENERAL PROVISIONS

SIXTH: Outlots 1 and 2, all ponds, and all open spaces shall be maintained by the property owners acting through the Dover Deer Meadows Owners Association.

### ADDITIONAL RESTRICTIONS

FIRST: **OCCUPANCY AND USE OF RESIDENCES:** All residences shall be occupied and used for single-family residence purposes only.

The Architectural Control Committee may designate a representative to act for it. In the event of the death or resignation of a member of the Architectural Control Committee, the remaining member(s) shall have full authority to designate a successor. Neither the members of the Architectural Control Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

If, at any time, the Architectural Control Committee has ceased to exist as such and has failed to designate a representative to act for it, the owners of a majority of the lots in the

Subdivision may elect a successor committee at a meeting of lot owners called by notice in writing, mailed to the last known address of all Subdivision lot owners as shown on the assessment rolls of the Town of Dover, and in the absence of such an Architectural Control Committee, the need for the Architectural Control Committee approval is dispensed with.

If the owner of any lot subjected to these restrictive covenants shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning or co-owning any other lot subjected to these restrictive covenants to prosecute an action at law or in equity against the person or persons violating or attempting to violate any such covenants, either to prevent him, it or them, from doing so or to recover damages for such violation, or to compel him, it or them to replace any grades for drainage, or to enforce any of the covenants and restrictions herein contained.

**THIRD:** All lot owners of lots in the Subdivision shall be responsible for cleaning and maintaining any culverts, or other drainage structures, or easements for their intended purpose, e.g., drainage easement or utility easement, including weed control, grass cutting and snow plowing. The Town of Dover will be responsible for the maintenance of road culverts in the Town right-of-way.

All owners of the Subdivision, acting through the Dover Deer Meadows Owners Association, shall be responsible for properly maintaining all drainage structures situated on Outlots 1 & 2 of the Subdivision including, but not limited to, storm ponds, easements, discharge pipes, and other drainage structures situated thereon. In addition to the foregoing, the lot owners shall provide adequate safeguards as the Town of Dover may require in those areas on Outlots 1 & 2 which, from time to time, may have standing water situated therein, either permanently or temporarily. In determining the adequacy of the safeguards required, the town board may consider, among other factors:

- 1) The frequency that standing water will be situated in a particular area, especially the storm ponds;
- 2) The size and depth of the existing bodies of water;
- 3) The potential size and depth of the storm ponds and other temporary bodies of water;
- 4) The distance of such bodies of water from homes in the Subdivision.

Adequate safeguards may include, but shall not be limited to, fences, landscaping, and warning signs as determined by the town's engineers and the engineer for the subdivider.

The following is added in its entirety to the Restrictive Covenants:

#### OWNERS ASSOCIATION

The Subdivision includes Outlot areas which are owned in common by the lot owners but which are controlled by the Dover Deer Meadows Owners Association, a Wisconsin non-stock corporation; together with various green space easements and common elements which will be maintained by the Owners Association. Upon acceptance of a deed or other conveyance for a lot

in the Subdivision, each transferee shall automatically become a member of the Owners Association. Each lot and lot owner shall be subject to the provisions of the Bylaws of the Owners Association together with all rules and regulations adopted by the Owners Association pursuant to the Bylaws.

Except as modified herein, the balance of the original Declaration of Restrictive Covenants for Dover Deer Meadows Subdivision shall remain in full force and effect.

IN WITNESS WHEREOF, Dover Deer Meadows, L.L.C. has caused these presents to be executed this 1st day of December, 2000.

DOVER DEER MEADOWS, L.L.C.

By: Raymond C. Leffler  
Raymond C. Leffler Member

By: Christopher M. Reesman  
Christopher M. Reesman Member

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF RACINE )

Personally came before me this 1st day of December, 2000, the above named Raymond C. Leffler and Christopher M. Reesman, members of Dover Deer Meadows, L.L.C., to me known to be the persons who executed the foregoing instrument as an act of the corporation, by its authority.

Heidi S. Tremmel  
Heidi S. Tremmel  
Notary Public - State of Wisconsin  
My Commission Expires: 4/72002

Document drafted by: Raymond C. Leffler  
After recording, return to: Dover Deer Meadows, L.L.C.  
1020 West Blvd.  
Racine, WI 53405

