

AMENDMENT TO
RESTRICTIVE COVENANTS

Document Number

Document Title

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RACINE COUNTY REGISTER OF DEEDS
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Karie Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

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Pages: 11

Recording Area

Name and Return Address

Daniel A. Peterson
Hostak, Henzl & Bichler S.C.
840 Lake Ave Ste 300
Racine, WI 53403

Parcel Identification Number (PIN)

**Lots 1 through 10, Tall Oak Woods, being a redivision of a part of Parcel 3 and all of
Outlot 1 of Certified Survey Map No. 2385, being a part of the Southeast 1/4 and
Southwest 1/4 of the Northeast 1/4 of Section 9, Township 3 North, Range 22 East,
in the Village of Mt. Pleasant, Racine County, Wisconsin.**

Parcel ID Nos.:

Lot 1: 151-03-22-09-001-110
Lot 2: 151-03-22-09-001-120
Lot 3: 151-03-22-09-001-130
Lot 4: 151-03-22-09-001-140
Lot 5: 151-03-22-09-001-150
Lot 6: 151-03-22-09-001-160
Lot 7: 151-03-22-09-001-170
Lot 8: 151-03-22-09-001-180
Lot 9: 151-03-22-09-001-190
Lot 10: 151-03-22-09-001-200

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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 NUMBER ONE TO RESTRICTIVE COVENANTS
FOR
TALL OAK WOODS**

THIS AMENDMENT to the Restrictive Covenants for Tall Oak Woods (the "First Amendment") is made by Tall Oak Woods Homeowners Association, Inc., a Wisconsin corporation, (the "Corporation") and the undersigned owners of lots in the Tall Oak Woods subdivision (the "Subdivision").

RECITALS

WHEREAS, on April 6, 2005, the restrictive covenants were executed for the Subdivision ("Restrictive Covenants"); and,

WHEREAS, the Restrictive Covenants were recorded at the office of Racine County Register of Deeds on April 21, 2005 as Document No. 2025101; and,

WHEREAS, the Restrictive Covenants contain no provision regarding owner-occupation or lawn maintenance; and,

WHEREAS, the Corporation and the undersigned owners desire to amend the Restrictive Covenants to create an owner-occupation covenant and a lawn maintenance covenant.

AMENDMENT TO RESTRICTIVE COVENANTS

NOW THEREFORE, Tall Oak Woods Homeowners Association, Inc. and the undersigned owners of lots in the Subdivision, together being the owners of more than seventy-five percent (75%) of the lots in the Subdivision, pursuant to the terms of Paragraph 27 of the Restrictive Covenants, hereby state and declare as follows:

1. Paragraph 34 shall be added to the Restrictive Covenants as follows:

34. OWNER-OCCUPIED

Residences must be occupied only by their respective owners and/or immediate family members of the owners. Owners may allow others to occupy their lot only if the owner(s) themselves also occupy their lot. Owners who wish to rent or lease their lot or a portion thereof for use by a tenant who is not an immediate family member must, at least 90 days before the proposed start of the tenancy: 1) demonstrate to the Association that such arrangement is necessary to make beneficial use of their lot and that the term of such tenancy has a natural and determinable end date (for example, the owner's employment has been temporarily transferred to another location); and, 2) provide the association with owner's proposed rental or use agreement, include the end date. Any such rental or use agreement must include the full restrictive covenants and bylaws of the

Association and must provide that all tenants shall be responsible for the duties of the owners under these documents as a condition of their tenancy. The association will make a determination as to the necessity of the rental or use agreement and the compliance of the rental or use agreement at least 60 days before the proposed start of the tenancy. Any owner who violates this covenant shall be fully vicariously responsible to the association and its members for the actions of such tenants and shall be liable for any damages caused by such tenants. Any owners with a rental or use agreement in violation of this covenant at the time of its recording must come into compliance upon the end date of their then-current rental or use agreement; any extension to such agreement will be subject to this covenant.

2. Paragraph 35 shall be added to the Restrictive Covenants as follows:

35. LAWN MAINTENANCE

All outdoor portions of owners' lots shall be maintained in accordance with state law and Mt. Pleasant ordinances. Owners shall destroy weeds on their lot before they reach nine inches in height. Owners shall trim/mow grasses on lot to conform to the general appearance of the surrounding residential area. Owners shall not accumulate debris on the outdoor portions of their lots. Owners violating this section or state law or local ordinance on this topic may be subject forfeiture of civil fines and costs of prosecution of such violations.

3. Except as set forth herein, all other terms and conditions of the Restrictive Covenants are hereby ratified and shall remain in full force and effect.

Drafted by:

Daniel Peterson
Hostak, Henzl & Bichler S.C.
840 Lake Ave., Suite 300
Racine WI 53403

ROBERT A. LANGLOIS

Dated: 12-16-22, 2022

Robert A. Langlois

Owner of Lot 1 of Tall Oak Woods

Patricia A Langlois
Patricia A. Langlois

Owner of Lot 1 of Tall Oak Woods

STATE OF WISCONSIN)

)

COUNTY OF RACINE)

Personally came before me this 16th day of December, 2022, the above-named owner(s), to me known to be the persons who executed the foregoing instrument and acknowledge the same.

[Signature]

SANDRA CARLSON
Notary Public
State of Wisconsin

Notary Public, State of Wisconsin

My commission expires: 1-16-27

[NO FURTHER SIGNATURES ON THIS PAGE]

Dated: 12/06/, 2022

James C Rooney

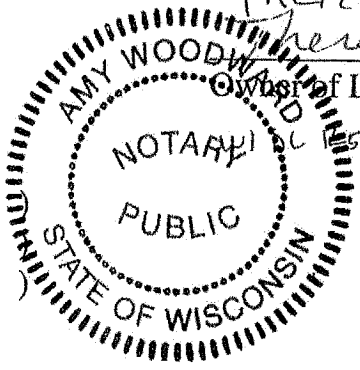
Owner of Lot 3 of Tall Oak Woods

Theresa R Rooney

Theresa R Rooney

Owner of Lot 3 of Tall Oak Woods

PL 1500 - 8166-7949-09 Exp 12/9/23



STATE OF WISCONSIN

COUNTY OF RACINE

Theresa R,
Rooney

Personally came before me this 6th day of December, 2022, the above-named owner(s), to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Amy Woodward

Notary Public, State of Wisconsin

My commission expires: 9/22/2026

[NO FURTHER SIGNATURES ON THIS PAGE]

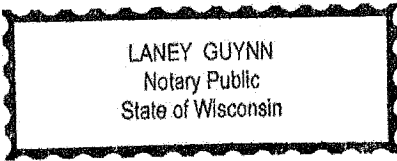
Dated: 12/16/22, 2022

[Signature]
Owner of Lot 5 of Tall Oak Woods

[Signature]
Owner of Lot of Tall Oak Woods

STATE OF WISCONSIN)
)
COUNTY OF RACINE)

Personally came before me this 16 day of December, 2022, the above-named owner(s), to me known to be the persons who executed the foregoing instrument and acknowledge the same.



[Signature]
Notary Public, State of Wisconsin
My commission expires: 8/11/2024

[NO FURTHER SIGNATURES ON THIS PAGE]

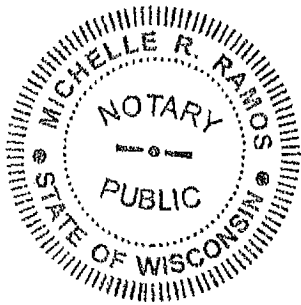
Dated: Dec 12, 2022

Rockelle Pottengale
Owner of Lot 6 of Tall Oak Woods

X
Owner of Lot X of Tall Oak Woods

STATE OF WISCONSIN)
)
COUNTY OF RACINE)

Personally came before me this 12 day of December, 2022, the above-named owner(s), to me known to be the persons who executed the foregoing instrument and acknowledge the same.



Michelle R Ramos
Notary Public, State of Wisconsin
My commission expires: 5-2-2024

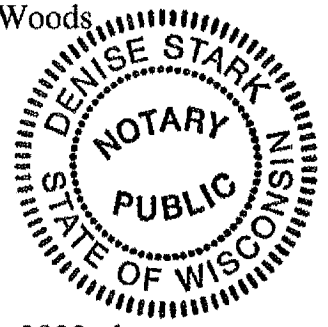
[NO FURTHER SIGNATURES ON THIS PAGE]

Dated: Dec. 5, 2022

Jenny G. George WOL. 278604 06-06-28
Owner of Lot 8 of Tall Oak Woods

~~Owner of Lot _____ of Tall Oak Woods~~

STATE OF WISCONSIN)
)
COUNTY OF RACINE)



Personally came before me this 5th day of December, 2022, the above-named owner(s), to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Denise Stark
Notary Public, State of Wisconsin
My commission expires: 06-06-2026

[NO FURTHER SIGNATURES ON THIS PAGE]
