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**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4993236**

06/04/2013 4:04 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 5

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF CONSERVANCY VIEW**

Return to:
Mickey N. Conrad
Hovde Properties
122 W. Washington Ave., Suite 101
Madison, WI 53703

See Exhibit A
Parcel Numbers

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTION FOR THE PLAT OF CONSERVANCY VIEW**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR THE PLAT OF CONSERVANCY VIEW**
(this "Amendment") is made this 1st day of May, 2013, by **HOVDE RIDGES VIEW, LLC**, a
Wisconsin limited liability company, (the "Declarant").

RECITALS:

A. Declarant owns certain lands in the City of Middleton, Dane County, Wisconsin, more particular described on Exhibit A attached hereto (the "Parcel").

B. The Parcel is subject to the Declaration of Covenants, Conditions and Restrictions for the Plat of Conservancy View, recorded on August 8, 2011, as Document 4782667 (the "Declaration").

C. Declarant, pursuant to Section 6.04 of the Declaration, desires to amend the Declaration with this Amendment.

NOW THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Section 3.04(a) is hereby replaced in its entirety with the following:

(a) Residence Construction. In exercising its authority under this Declaration, the Committee shall, among other considerations, act in accordance with and apply the following standards:

- (i) All residences and garages shall be of Craftsman, Bungalow, Cottage, Farm House, Colonial Revival, or Prairie architectural styles, unless the Committee approves a waiver from this requirement for another architectural style that is compatible with the overall development of Conservancy View. The Committee may consider the style of adjacent residences for compatibility in reviewing the architectural plans for any residential lot.
- (ii) Exterior walls for any residence and garage shall be finished with masonry, thin stone veneer, stucco, fiber cement, LP SmartSide or comparable product, or wood, unless the Committee approves a waiver from this requirement for other products consistent with the architectural style of the building as well as for the overall development of Conservancy View. The following building elements shall be trimmed and detailed consistent with the architectural style of the building: building corners, building base, projections, roof fascia, eaves, rakes, window and door openings, porches, and columns.
- (iii) All chimneys and exterior flue shall be fully enclosed unless the Committee approves a waiver from this requirement for architecturally attractive, exposed chimneys.
- (iv) Soffits shall be of aluminum or wood. Fascia shall be of wood, fiber cement, or LP SmartSide or comparable product. Gables and eaves shall be at least twenty-four inches (24") in width, except for the prairie style, which shall be at least thirty inches (30") in width.
- (v) Roofing shall be architectural-type shingles, wood shakes, tile, slate, or standing-seam metal.
- (vi) The roof shall be of a pitch most esthetic for the architectural style of a particular residence and garage as well as for the overall development of Conservancy View.

- (vii) Trim siding, masonry, and roofing colors shall be coordinated to provide the most esthetic combination for a particular residence and garage as well as for the overall development of Conservancy View. The Committee may require certain additional features to be added to the exterior, including, but not limited to, corner boards, window wrap, gutters and downspouts, brick, stone, and the like, for any particular submission.
- (viii) Grading and landscape plans meeting the requirements of Section 4.03(c) (vii) must be approved by the Committee prior to commencement of construction of the residence. The Committee may require additional landscaping based on the grading plan and location of the residence.

2. Section 4.02(b) is hereby replaced with the following:

(b) Multi-Story. No two or more story residence shall have less than 1,500 total square feet (not including the basement).

3. Section 4.02(c) is hereby replaced with the following:

(c) Height Limit. The height of a residence shall not exceed thirty-five (35) feet or three (3) stories, whichever is less, as determined under the City of Middleton zoning code. Any residence to exceed two and one-half (2.5) stories shall require approval by the City of Middleton Plan Commission.

4. The first sentence of Section 4.02(g) is hereby replaced with the following:

“Enclosed residences and garages located within any residential lot shall not cover more than 50% of the total area of such residential lot without approval by the City of Middleton Plan Commission.”

5. Section 5.08 is hereby replaced with the following:

5.08 Antenna. No exterior television, radio receiving, or transmission antenna shall be placed or maintained on the Property.

6. The first sentence of Section 5.13 is hereby replaced with the following:

“No animals shall be kept on any residential lot except those permitted by City of Middleton ordinance.”

7. Defined Terms. Terms that are capitalized but not defined in this Amendment that are defined in the Declaration shall have the meanings assigned to those terms under the Declaration.

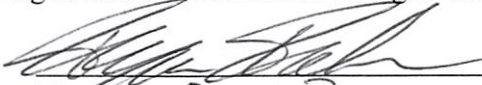
HOVDE RIDGES VIEW, LLC, as Declarant
under the Declaration of Covenants, Conditions and
Restrictions for the Plat of Conservancy View

By: 
Michael F. Slavish, Authorized Representative

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 28th day of May, 2013, the above-named Michael F. Slavish, the authorized agent of Hovde Ridges View, LLC, a Wisconsin limited liability company, who executed the foregoing instrument and acknowledged the same.


Name: RYAN PALMER
County of Dane, State of Wisconsin
My Commission December 6, 2015

This document drafted by:

Mickey N. Conrad
122 W. Washington Ave., Suite 101
Madison, WI 53703
(608) 255-5175



EXHIBIT A

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), and Thirty-three (33), and Outlots 1, 2, 3, and 4, all in Conservancy View, in the City of Middleton, Dane County, Wisconsin.

PARCEL NUMBERS:

255/0708-012-2001-2
255/0708-012-2012-2
255/0708-012-2023-2
255/0708-012-2034-2
255/0708-012-2045-2
255/0708-012-2056-2
255/0708-012-2067-2
255/0708-012-2078-2
255/0708-012-2089-2
255/0708-012-2100-2
255/0708-012-2122-2
255/0708-012-2133-2
255/0708-012-2144-2
255/0708-012-2155-2
255/0708-012-2188-2
255/0708-012-2199-2
255/0708-012-2210-2
255/0708-012-2221-2
255/0708-012-2232-2
255/0708-012-2243-2
255/0708-012-2254-2
255/0708-012-2265-2
255/0708-012-2276-2
255/0708-012-2298-2
255/0708-012-2309-2
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255/0708-012-2475-2