

DOCUMENT TITLE

THIRD AMENDMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS FOR
ARBOR RIDGE

DOCUMENT NO.

2216280

SANDY DISRUD
REGISTER OF DEEDS
ROCK COUNTY, WI
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RECORDING AREA

NAME AND RETURN ADDRESS

Hendricks Land Development, LLC
Attn: Lori Goff
525 Third Street, Ste 300
Beloit, WI 53511

52203176p

Parcel Identification Number

THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR ARBOR RIDGE

This Third Amendment to Declaration of Covenants and Restrictions for Arbor Ridge is made and entered into effective the 15 day of April, 2022 (the "Amendment").

WHEREAS, Hendricks Land Development, LLC ("Developer") caused to be prepared and recorded that certain Declaration of Covenants and Restrictions for Arbor Ridge dated July 31, 2007, recorded in Rock County, on the 1st day of August, 2007, as Document No. 1800387, as amended by First Amendment to the Declaration of Covenants and Restrictions for Arbor Ridge dated June 22, 2016, recorded in the office of the Rock County Register of Deeds on the 1st day of July 2016, as Document No. 2055399 and Second Amendment to Declaration of Covenants and Restrictions for Arbor Ridge dated December 19, 2019, recorded in the office of the Rock County Register of Deeds on the 26th day of December 2019, as Document No. 2144260(collectively, the "Declaration"); and

WHEREAS, the Declaration as recorded concerned lands identified in the Plat of the Subdivision ("Subdivision") recorded in the office of the Register of Deeds of Rock County, Wisconsin, on the 22nd day of March, 2007, as Document No. 1784039; and

WHEREAS, pursuant to the provisions of such Declaration, the Developer reserved the right pursuant to Section 9.5 to amend the Declaration at any time and from time to time so long as the Developer continued to own lots in the Subdivision; and

WHEREAS, at the time of this Amendment, Developer continues to own lots in the Subdivision and desires to amend the Declaration as follows:

1. **Additional Lands.** Declarant extends the Declarations to the following additional property:

- a. All lands contained within Certified Survey Map recorded on March 1, 2018, in the Rock County Register of Deeds Office as Document No. 2098145. Such CSM assumes within the legal description historic Subdivision Lot 25.
- b. All lands contained within Certified Survey Map recorded on August 20, 2014, in the Rock County Register of Deeds Office as Document No. 2009822. The above CSM assumes as part of its legal description historic Subdivision Lot 61, 62 and 63.
- c. All lands contained within Certified Survey Map recorded on April 18, 2022, in the Rock County Register of Deeds Office as Document No. 2216032. The above CSM creates an additional lot in the Subdivision to be known as Lot 76.

2. **Removal of Lands.** Remove from the Declaration Subdivision Outlot 7 which is owned by the City of Janesville.

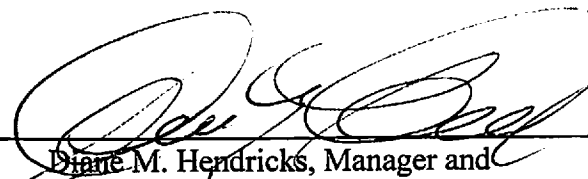
3. **Deletion.** Declarant removes Section 6.2.3 from the provisions of the Declaration which has not been enforced since the inception of the Declaration.

4. **Ratification.** The Developer represents that all necessary action to affect the approval of and authorization to make this Amendment has been duly affected.

5. **Declaration Remains in Effect.** Except as expressly amended or modified by the foregoing, the Declaration shall remain in full force and effect and shall not be cancelled, suspended or otherwise abrogated by the recording of this Second Amendment.

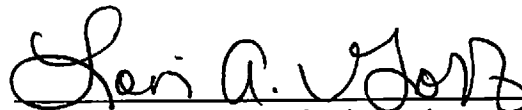
IN WITNESS WHEREOF, the Developer has executed this Amendment as of the date and year first above written.

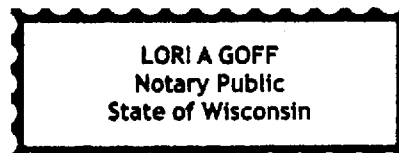
HENDRICKS LAND DEVELOPMENT, LLC

By: 
Diane M. Hendricks, Manager and
Chairperson of the Board

STATE OF WISCONSIN)
) SS.
COUNTY OF ROCK)

Personally came before me this 13 day of April, 2022, the above-named Diane M. Hendricks to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
My Commission 6-5-2024



This document drafted by:
George B. Erwin, III
Schmidt, Darling & Erwin
2600 North Mayfair Road, Suite 1000
Milwaukee, WI 53226

LEGAL DESCRIPTION

The Plat of Arbor Ridge Subdivision, which was recorded in the office of the Register of Deeds of Rock County, Wisconsin on March 22, 2007, as Document No. 1784039, being part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, T3N, R12E, of the 4th P.M., City of Janesville, Rock County, Wisconsin.