

DOCUMENT NO.	DOCUMENT TITLE SUPPLMENTARY AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR ARBOR RIDGE	<p>2270671 SANDY DISRUD REGISTER OF DEEDS ROCK COUNTY, WI RECORDED ON 09/24/2024 12:46 PM REC FEE: 30.00 PAGES: 5</p> <p>**The above recording information verifies that this document has been electronically recorded and returned to the submitter.**</p> <p>RECORDING AREA</p> <p>NAME AND RETURN ADDRESS Hendricks Land Development, LLC Attn: Lori Whalen 525 Third Street, Ste 300 Beloit, WI 53511</p>
		<p>Parcel Identification Number Part of #0122200001, #0122200002</p>

SUPPLEMENTARY DECLARATION OF COVENANTS AND RESTRICTIONS FOR ARBOR RIDGE

This Supplementary Declaration of Covenants and Restrictions for Arbor Ridge is made and entered into effective the 16th day of September, 2024 (the "Supplementary Declaration").

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, 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, Third Amendment to Declaration of Covenants and Restrictions for Arbor Ridge dated April 15, 2022, recorded in the office of the Rock County Register of Deeds on the 19th day of April 2022, as Document No. 2216280 and Fourth Amendment to Declaration of Covenants and Restrictions for Arbor Ridge dated March 14, 2023, recorded in the office of the Rock County Register of Deeds on the 16th day of March 2023, as Document No. 2237220 (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 9.6 to extend the Declaration to additional land 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 Supplementary Declaration, Developer continues to own lots in the Subdivision and desires to extend the Declaration to additional lands owned by Developer as follows:

1. **Capitalized Terms.** All capitalized terms used but not defined in this Supplemental Declaration shall have the meanings ascribed to them in the Declaration.

2. **Arbor Ridge First Addition.** Declarant does hereby exercise its right under Section 9.6 of the Declaration to extend the Declaration to the following described land:

All lands contained within the Arbor Ridge First Addition Plat of Subdivision recorded on September 13th, 2024, in the Register of Deeds Office, Rock County, Wisconsin, as Document No. 2269923, consisting of Lots 66-105 and Out Lot 14. All lands within the Arbor Ridge First Addition are hereby annexed and subjected to all terms and conditions of the Declaration, and shall be considered part of the "Subdivision" as set forth in the Declaration by annexation. Said lands shall be held, sold and conveyed subject to the

easements, restrictions, covenants and conditions as set forth in the Declaration, except for those modifications described herein.

3. **CBU Fee.** In addition to the covenants, conditions and restrictions contained in the Declaration, the Lots within the Arbor Ridge First Addition shall be held, sold and conveyed subject to the following covenants, conditions and restrictions:

All purchasers of Lots 66-105 shall be required to pay a one-time fee to Developer of One Hundred Sixty-Eight and 00/100 Dollars (\$168.00) to be paid at closing for reimbursement of the costs of installing Cluster Box Units ("CBU") for mail delivery.

4. **Mailboxes and Yard lights.** Section 4.4 of the Declaration of Covenants and Restrictions shall be deleted and replaced with the following:

4.4.1 Each lot owners shall be obligated at his or her expense to purchase and install withing 90 days following issuance of any occupancy permit for the Residence, a yard post with attached light fixture of a design approved by the Committee. Each Lot owner of Phase I shall be obligated at his or her expense to purchase a freestanding mail/newspaper box of a design approved by the Committee. The Committee may, at it option, designate the make, model, and style of the yard post, light fixture, and mail/newspaper box which the Lot owner will purchase.

4.4.2. During the term of the Declaration, the yard post light and mail newspaper box shall be maintained in good condition and repair (including bulb replacement) and when necessary shall be replace by the Lot Owner at his or her expense with an identical or most comparable structure then available. The Association will maintain and repair the Cluster Box Units ("CBU") located in the First Addition.

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

6. **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 Supplementary Declaration.

Signature on Following Page

LEGAL DESCRIPTION

The Arbor Ridge First Addition Plat, which was recorded in the office of the Register of Deeds of Rock County, Wisconsin on September 13th, 2024, as Document No.2269923, being part of the SE ¼ of the NE ¼ and part of the SW ¼ of the NE ¼ of Section 22, T3N, R12E, of the 4th P.M., City of Janesville, Rock County, Wisconsin.