

**TOWN OF WINDSOR
BOARD RESOLUTION 2015-42**

**RESOLUTION APPROVING
DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS AND
EASEMENTS IN THE FINAL PLAT OF
WOLF HOLLOW AT PLEASANT PRAIRIE CREEK, A REPLAT,
FOR LOTS OWNED BY WOLF HOLLOW WINDSOR, LLC**

WHEREAS, Wolf Hollow Windsor, LLC (“Petitioner”) has applied for and obtained conditional approval of the Final Plat of Wolf Hollow at Pleasant Prairie Creek, a Replat (“Final Plat”) located in the Town of Windsor, Dane County, Wisconsin, all as set forth in Town Board Resolution 2015-47, which is incorporated herein by reference; and

WHEREAS, to satisfy a condition in Board Resolution 2015-47, the Petitioner has submitted the DECLARATION OF COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS (“CCRs”) which CCRs are attached hereto as Exhibit 1 and incorporated herein by reference; and

WHEREAS, the Town staff and consultants have reviewed the CCRs and recommend approval of same by the Windsor Town Board; and

WHEREAS, the Windsor Town Board wishes to approve the CCRs, as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Windsor as follows:

1. The Windsor Town Board hereby approves the CCRs, and authorizes execution and recording of the CCRs with the Dane County Register of Deeds.
2. The condition set forth as item 3.a. of Board Resolution 2015-47 shall be deemed satisfied at such time as the Town Planning & Development Coordinator receives a copy of the fully executed and recorded CCRs.
3. A copy of the recorded CCRs shall be retained as a public record.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on July 16, 2015, by a vote of 5 in favor, 0 opposed and — abstentions.

TOWN OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, Town Chairperson

Donald G. Madelung
Donald G. Madelung, Town Supervisor

Bruce R. Stravinski
Bruce Stravinski, Town Supervisor

Alan Buchner
Alan Buchner, Town Supervisor

Monica M. Smith
Monica M. Smith, Town Supervisor

Attested by:

Christine Capstran, Deputy Clerk
Christine Capstran, Town Clerk



8 8 9 4 7 0 0
Tx:8689881

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5178095**

08/19/2015 2:44 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 4

**SECOND AMENDMENT TO THE DECLARATION OF
COVENANTS, RESTRICTIONS AND CONDITIONS
FOR PLAT OF WOLF HOLLOW, TOWN OF
WINDSOR, DANE COUNTY, WISCONSIN**

**AND ESTABLISHING COVENANTS, RESTRICTIONS AND
CONDITIONS FOR LOTS 301 THROUGH 324 AND 339
THROUGH 366 OF THE PLAT OF WOLF HOLLOW AT
PLEASANT PRAIRIE CREEK, A REPLAT**

Return to:

Don Esposito

Neumann Companies, Inc.

4868 High Crossing Boulevard

Madison, WI 53704

See Exhibit A
(Parcel Identification Numbers)

WHEREAS, Wolf Hollow, LLC., the predecessor developer of the Plat of Wolf Hollow recorded Declaration of Covenants, Restrictions and Conditions (the "Declaration") on the Plat which were recorded on July 19th, 2005 with the Dane County Register of Deeds office as Document No 4081752; and

WHEREAS, Wolf Hollow Windsor, LLC ("Declarant") purchased all lands and development rights to the Plat, is the successor developer; and

WHEREAS, Declarant has recorded two CSMS over certain Lots in the Plat, which CSMS were recorded on September 2nd, 2014 with the Dane County Register of Deeds office as Document Numbers 5094796 & 5094797; and

WHEREAS, Declarant has recorded an additional CSM over certain Lots in the Plat, which CSM was recorded on July 6, 2015 with the Dane County Register of Deeds office as Document Number 5165283; and

WHEREAS, Declarant has replatted certain Lots in the Plat and has recorded a final replat known as Plat of Wolf Hollow at Pleasant Prairie Creek, a Replat, which was recorded on July 27th, 2015 with the Dane County Register of Deeds office as Document Number 5171521; and

WHEREAS, Declarant is the fee simple owner of more than one lot in the Plat and Replat and is desirous of amending certain provisions of the Declaration.

NOW, THEREFORE, Declarant does hereby, for itself, its successors and assigns amend the Declaration as follows:

1) All capitalized terms as used herein, if not specifically defined herein, shall have the same definition as provided in the Declaration.

2) To clarify definition of Property, Paragraph 1.3 shall be deleted and replaced in its entirety with the following:

“Property” shall mean and refer to the real estate described as the Plat of Wolf Hollow, CSMs and Plat of Wolf Hollow at Pleasant Prairie Creek, a Replat, Town of Windsor, Dane County, Wisconsin and shall include shall include Lots 1 through 68, Lot 80, Lots 82 through 96, Lots 98 through 111, Lots 113 through 115 of the Plat; CSM Lots 272 through 281; and newly replatted Lots 301 through 324 and 339 through 366 of the Replat.

3) To clarify definition of Property subject to this declaration, Article 2 shall be deleted and replaced in its entirety with the following:

The real property which is and shall be held, transferred, sold, conveyed and occupied shall mean and refer to the real estate described as the Plat of Wolf Hollow, CSMs and Plat of Wolf Hollow at Pleasant Prairie Creek, a Replat, Town of Windsor, Dane County, Wisconsin and shall include Lots 1 through 68, Lot 80, Lots 82 through 96, Lots 98 through 111, Lots 113 through 115 of the Plat; CSM Lots 272 through 281; and, Lots 301 through 324 and 339 through 366 of the Replat.

4) Except as herein specifically amended all other terms, conditions, covenants and restrictions shall remain unchanged.

Signatures on next page

IN WITNESS WHEREOF, the said Wolf Hollow Windsor, LLC a Wisconsin limited liability Company, has caused these presents to be signed and sealed this 22nd day of July, 2015.

Wolf Hollow Windsor, LLC
By: Neumann Companies, Inc., Its Sole Member

By: [Signature]
Donald A. Esposito, Jr; Agent

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 22nd day of July, 2015, Donald A. Esposito, Jr., Agent of Neumann Companies, Inc., which is the Sole Member of Wolf Hollow Windsor, LLC, a Wisconsin limited liability company, to me know to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority for the purposes therein contained.

[Signature]
Notary Public Dane County, Wisconsin

My Commission Expires: 10/2/2018



Drafted by: Don Esposito
Neumann Companies, Inc.
4868 High Crossing Boulevard
Madison, WI 53704

Exhibit A

Wolf Hollow at Pleasant Prairie Creek

Lot Number	Parcel ID Number
301	068/ 0910-294-2901-0
302	068/ 0910-294-4902-0
303	068/ 0910-294-4913-0
304	068/ 0910-294-4924-0
305	068/ 0910-294-4935-0
306	068/ 0910-294-4946-0
307	068/ 0910-294-4957-0
308	068/ 0910-294-4968-0
309	068/ 0910-294-4979-0
310	068/ 0910-294-4990-0
311	068/ 0910-294-5001-0
312	068/ 0910-294-5012-0
313	068/ 0910-294-5023-0
314	068/ 0910-294-5034-0
315	068/ 0910-294-5045-0
316	068/ 0910-294-5056-0
317	068/ 0910-294-5067-0
318	068/ 0910-294-5078-0
319	068/ 0910-294-5089-0
320	068/ 0910-294-5100-0
321	068/ 0910-294-5111-0
322	068/ 0910-294-5122-0
323	068/ 0910-294-5133-0
324	068/ 0910-294-5144-0
339	068/ 0910-294-5169-0
340	068/ 0910-294-5180-0

Lot Number	Parcel ID Number
341	068/ 0910-294-5191-0
342	068/ 0910-294-5202-0
343	068/ 0910-294-5213-0
344	068/ 0910-294-5224-0
345	068/ 0910-294-5235-0
346	068/ 0910-294-5246-0
347	068/ 0910-294-5257-0
348	068/ 0910-294-5268-0
349	068/ 0910-294-5279-0
350	068/ 0910-294-5290-0
351	068/ 0910-294-5301-0
352	068/ 0910-294-5312-0
353	068/ 0910-294-5323-0
354	068/ 0910-294-5334-0
355	068/ 0910-294-5345-0
356	068/ 0910-294-5356-0
357	068/ 0910-294-2927-0
358	068/ 0910-294-2938-0
359	068/ 0910-294-2949-0
360	068/ 0910-294-2960-0
361	068/ 0910-294-5371-0
362	068/ 0910-294-5382-0
363	068/ 0910-294-5393-0
364	068/ 0910-294-5404-0
365	068/ 0910-294-5415-0
366	068/ 0910-294-5426-0

CSM # 13792

272	068/ 0910-294-4007-0
273	068/ 0910-294-4015-0
274	068/ 0910-294-4022-0
275	068/ 0910-294-4029-0

CSM # 13793

276	068/ 0910-294-4042-0
277	068/ 0910-294-4055-0
278	068/ 0910-294-4068-0
279	068/ 0910-294-4081-0

CSM # 14007

280	068/ 0910-294-2298-0
281	068/ 0910-294-2306-0