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Document Number

NINTH AMENDMENT TO
DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF
FARMSTEAD CREEK SUBDIVISION

Document # 1486633
WASHINGTON COUNTY WISCONSIN
2019-12-17 8:22:00 AM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

Return via MAIL (REGULAR)

Pages: 3

Recording Area

Name and Return Address

Farmstead Creek Subdivision
185 Countryside Drive
Slinger, WI 53086

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THIS AMENDMENT, made this 16th day of December, 2019 by FARMSTEAD CREEK DEVELOPMENT, LLC, a Wisconsin limited liability company (hereinafter referred to as "Declarant") to the original DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FARMSTEAD CREEK SUBDIVISION which was recorded in the office of the Washington County Register of Deeds on the 5th day of September, 2006 as Document No. 1137772 (hereinafter referred to as "Declaration") as previously amended by an Eighth Amendment recorded on December 26, 2018, as Document No. 1464847, a Seventh Amendment recorded on February 13, 2017 as Document No. 1424414, a Sixth Amendment recorded on November 17, 2015 as Document No. 1394326, a Fifth Amendment recorded on May 27, 2015 as Document No. 1382372, Fourth Amendment recorded on March 14, 2008 as Document No. 1185895, a Third Amendment recorded on November 27, 2007 as Document No. 1177070, a Second Amendment recorded on May 2, 2007 as Document No. 1159303 and Amendment recorded on March 7, 2007 as Document No. 1153840, all pertaining to that certain real estate described in said Declaration, which said legal description and tax key numbers are set forth on Exhibit A attached hereto.

WHEREAS, not all of the Lots subject to the Declaration are subject to an occupancy permit;

WHEREAS, pursuant to Section 2.1 of the Declaration, Declarant desires to amend said Declaration to clarify certain provisions in said Declaration, as recorded; and

WHEREAS, Declarant has control of Association pursuant to Section 2.3 of the Declaration

NOW, THEREFORE, under and pursuant to Article 8 of the Declaration of Restrictions for Farmstead Creek Subdivision, said Declaration is hereby amended as follows:

1. Section 5.3 b) of the Declaration shall be amended to recite:
 - b) Lot Owners shall use their best efforts to store any and all vehicles including, but not limited to, personal, work and recreation vehicles, in garages. When more vehicles are actively used by household members or guests a Lot Owner than can be kept in garages, the following shall apply:
 - Except as set forth herein, outside storage of any vehicle is prohibited.
 - Vehicles shall be parked in driveways and not on the street, except as shall be permitted pursuant to and in accordance with the Village of Slinger ordinances.
 - No person shall occupy, park or otherwise use a vehicle so as to block access to a Lot. No vehicle maintenance or lubrication shall be permitted anywhere within the Subdivision except washing of cars in driveways or vehicle maintenance performed within a Lot Owner's garage.
 - Lot Owners shall store vehicles including, but not limited to seasonal, recreational vehicles including, by way of explanation and not limitation, boats, snowmobiles, trailers, buses, trucks or campers (collectively "Recreational Vehicles") in the Lot Owner's garage. When more vehicles are actively used by household members or guests, the vehicles shall be parked in driveways and not on the street. Except for temporary parking as provided herein, there shall be no outside storage of any vehicles.

- All Recreational Vehicles shall be removed not later than one (1) day after the event or occurrence precipitating their appropriate use.
- In no event shall any Recreational Vehicles be stored outside for a period greater than three (3) consecutive nights.
- No outside parking of any vehicle pursuant to this Section 5.3 b) shall be permitted such that a pattern of parking is created, which said pattern shall be construed as the prohibited outside storage of a vehicle.
- Notwithstanding the foregoing, there shall be no outside storage of any inoperable vehicle or vehicles, deemed to be unsightly by Declarant or the Board. The purpose of this section is to provide an aesthetically pleasing subdivision for all Lot Owners. The Board shall use their best efforts to fulfill this purpose for the good of all Lot Owners.

This Section 5.3 b) of the Declaration shall be generally and liberally construed in favor of the Association and against the violating Lot Owner to otherwise limit the outside parking of vehicles and/or prohibiting the outside storage of vehicles. The purpose of this section is to provide an aesthetically pleasing subdivision for all Lot Owners.

All other terms and provisions of the original Declaration of Restrictions and any Amendments thereto prior to this Amendment not inconsistent with this Amendment shall apply.

IN WITNESS WHEREOF, Declarant has caused this Amendment to the Declaration of Covenants, Conditions and Restrictions of Farmstead Creek Subdivision to be executed this 16 day of December, 2019.

FARMSTEAD CREEK DEVELOPMENT, LLC (Declarant)

By: David E. Weyer, member
David E. Weyer, Member

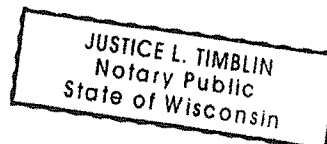
By: D&S WEYER NO. II LLC(Member)
By: THE 2009 IRREVOCABLE TRUST FBO DONALD R. WEYER, MEMBER

By: Donald R. Weyer
Donald R. Weyer, Trustee

STATE OF WISCONSIN)
Washington COUNTY)

Personally came before me this 16th day of December, 2019, the above-named David E. Weyer and Donald R. Weyer to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Justice L. Timblin
Justice L. Timblin (print name)
Notary Public, State of Wisconsin
My Commission: 2-5-2021



**EXHIBIT A
LEGAL DESCRIPTION**

All of Lots 1 through 140, Outlot 1, Outlot 2, Outlot 3 and Outlot 5 of Farmstead Creek and all of Lots 141 through 149 of Farmstead Creek Addition No.1 being a part of the Northwest 1/4, Southeast 1/4 and Northeast 1/4 of Section 12, T.10N., R.18E., Village of Slinger, Washington County, Wisconsin.

More fully described as:

All of Lots 1 through 140, Outlot 1, Outlot 2, Outlot 3 and Outlot 5 of Farmstead Creek and all of Lots 141 through 149 of Farmstead Creek Addition No.1.

Tax Key Numbers: V5-0747001; V5-0747002; V5-0747003; V5-0747004; V5-0747005; V5-0747006; V5-0747007; V5-0747008; V5-0747009; V5-0747010; V5-0747011; V5-0747012; V5-0747013; V5-0747014; V5-0747015; V5-0747016; V5-0747017; V5-0747018; V5-0747019; V5-0747020; V5-0747021; V5-0747022; V5-0747023; V5-0747024; V5-0747025; V5-0747026; V5-0747027; V5-0747028; V5-0747029; V5-0747030; V5-0747031; V5-0747032; V5-0747033; V5-0747034; V5-0747035; V5-0747036; V5-0747037; V5-0747038; V5-0747039; V5-0747040; V5-0747041; V5-0747042; V5-0747043; V5-0747044; V5-0747045; V5-0747046; V5-0747047; V5-0747048; V5-0747049; V5-0747050; V5-0747051; V5-0747052; V5-0747053; V5-0747054; V5-0747055; V5-0747056; V5-0747057; V5-0747058; V5-0747059; V5-0747060; V5-0747061; V5-0747062; V5-0747063; V5-0747064; V5-0747065; V5-0747066; V5-0747067; V5-0747068; V5-0747069; V5-0747070; V5-0747071; V5-0747072; V5-0747073; V5-0747074; V5-0747075; V5-0747076; V5-0747077; V5-0747078; V5-0747079; V5-0747080; V5-0747081; V5-0747082; V5-0747083; V5-0747084; V5-0747085; V5-0747086; V5-0747087; V5-0747088; V5-0747089; V5-0747090; V5-0747091; V5-0747092; V5-0747093; V5-0747094; V5-0747095; V5-0747096; V5-0747097; V5-0747098; V5-0747099; V5-0747100; V5-0747101; V5-0747102; V5-0747103; V5-0747104; V5-0747105; V5-0747106; V5-0747107; V5-0747108; V5-0747109; V5-0747110; V5-0747111; V5-0747112; V5-0747113; V5-0747114; V5-0747115; V5-0747116; V5-0747117; V5-0747118; V5-0747119; V5-0747120; V5-0747121; V5-0747122; V5-0747123; V5-0747124; V5-0747125; V5-0747126; V5-074712700A; V5-074712800A; V5-0747129; V5-0747130; V5-0747131; V5-0747132; V5-0747133; V5-0747134; V5-0747135; V5-0747136; V5-0747137; V5-0747138; V5-0747139001; V5-0747140001; V5-0747141; V5-0747142; V5-0747143; V5-0747145; V5-0747149; V5-0747150; V5-0747151; V5-0747152; V5-0747153; V5-0747154; V5-0747155; V5-0747156 and V5-0747157.