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DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS OF FARMSTEAD CREEK
HIGHLANDS SUBDIVISION
(First Amendment)

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

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Pages: 3

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF FARMSTEAD CREEK HIGHLANDS SUBDIVISION (Document #
1503517)

Recording Area

3

Legal Description:

Part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 12,
Township 10 North, Range 18 East, Village of Slinger, Washington County, Wis-
consin, bounded and described as follows:

Farmstead Creek
Development
~~#6~~ 2165 Elsie Dr.
Richfield, WI 53076

Beginning at the North 1/4 corner of Section 12; thence N87°44'20"E along the North line of the Northeast 1/4 of Section 12 a distance of 654.85 feet; thence S00° 14'18"E, 11573 22 feet to the Northerly line of Farmstead Creek, thence S86° 22'02"W along said Northerly line 655.63 feet to the Easterly line of Farmstead Creek and the West line of the Northeast 1/4 of Section 12; thence N00°14'13"W along said Easterly line 1588.92 feet to the point of beginning.

Contains 1,034,749 square feet or 23.75 acres

Subject Property described above subdivided in one complete phase for development into Lots 1 through Lot 55 and Outlots 1, 2, 3, 4 and 5 as shown on the Plat of Farmstead Creek Highlands.

Drafted by:

Attorney Russell Jones
State bar No. 1036016
Jones Law Firm LLC
700 W. Virginia Street, Suite 200
Milwaukee, WI 53204

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**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
FARMSTEAD CREEK HIGHLANDS SUBDIVISION
(First Amendment)**

Pursuant to the powers vested to Farmstead Creek Development, LLC ("Declarant") set-forth in

Article 2.1 and **Article 2.3** of the original Declaration or Covenants, Conditions and Restrictions of Farmstead Creek Highlands Subdivision are hereby amended as provided herein:

Original Language:

Article 6.9

m) Fences

All fences are subject to review and approval by the ACC and are subject to applicable Municipal ordinances, governmental easements and building codes. Fences shall not exceed forty-eight (48) inches in height, shall be constructed of ornamental/decorative metal (wrought iron or aluminum), stone, masonry, or simulated wood (composite or vinyl that simulates wood in texture and color). Chain-link, natural wood, stockade fences and white vinyl fencing are not allowed. Fences shall be installed not closer than twenty-four inches (24") from any property line unless the Lot Owners mutually agree, in writing, to install a single fence along the property line. In such case, a variance request should be submitted to the HOA/ACC. Fences shall not be located on a public easement area, drainage area, right of way, or Common Areas.

Fences are not allowed to encroach into electrical easements without permission from Slinger Utilities. Each homeowner is advised to contact Slinger Utilities in the event they want to encroach into an electrical easement to make sure they understand all restrictions and rules regarding such easements.

Amended Language:

Article 6.9

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Executed at Slinger, Wisconsin, on the 21 day of August, 2021.

FARMSTEAD CREEK DEVELOPMENT LLC

By: Donald Weyer David Weyer
Donald Weyer David Weyer

Subscribed and sworn to before me
This 24 day of August, 2021

[Signature]
Notary Public, State of Wisconsin
My Commission expires PERMANENT

