

AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACON HILLS

AFFECTING:

All of Lots One (1) through One Hundred Nineteen (119), inclusive, and Outlots One (1) through Four (4), inclusive, in BEACON HILLS, Town of Greenville, Outagamie County, Wisconsin. Less and Excepting Lots 87, 105, 106, 108, 109, 111 and 114 previously sold.

THIS AMENDMENT to Declaration of Covenants, Conditions and Restrictions for Beacon Hill Subdivision is made this 8th day of March, 2007, by Meadowview Development, LLC, a Wisconsin limited liability company, (hereinafter referred to as the "Declarant"), that owns at least one lot in said subdivision.

Preamble. The Developer of Beacon Hill Subdivision, Meadowview Development, LLC, a Wisconsin limited liability company ("Developer") executed a Declaration of Covenants, Conditions and Restrictions relative to the lots within Beacon Hill Subdivision. The Declaration of Covenants, Conditions and Restrictions was recorded in the Register's Office for Outagamie County, Wisconsin, on July 10, 2006, at 2:38 p.m. as Document No. 1717253 (the "Covenants"). Pursuant to paragraph 34 of the Covenants, so long as Developer owns any property in said subdivision, Developer, by itself alone, shall be entitled to modify, clarify, change and/or amend the Covenants.

NOW, THEREFORE, the Covenants are amended as follows:

- 1. Subdivision Name. The Covenants shall be amended to reflect the name of the subdivision as "Beacon Hills". Accordingly, any reference in the Covenants to "Beacon Hill Subdivision" shall be amended to "Beacon Hills".
2. Developer. The Covenants shall be amended to reflect the Developer as "Beacon Hills, LLC", as opposed to "Meadowview Development, LLC". Accordingly, any reference in the Covenants to the "Developer" shall refer to Beacon Hills, LLC. Further, any rights or obligations reserved to Developer in the Covenants shall now extend to Beacon Hills, LLC.
3. Scope of Amendment. All other provisions of the Covenants shall be unaffected by this amendment and shall remain in full force and effect.

This document is given for general informational purposes ONLY. Buyer, or party using this information, should have their attorney (with the assistance of the party issuing title evidence) verify that this information is applicable to the property being purchased and that there are not other recorded documents that affect the interpretation of the information contained herein.

RECEIVED & ACKNOWLEDGED

Pages _____ through _____

Rec'd by: _____ Dated: _____

Rec'd by: _____ Dated: _____

1744587

Recorded
MAR. 16, 2007 AT 09:49AM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$13.00



Return to:

McCarty Law LLP (RPW)
2401 East Enterprise Avenue
Appleton WI 54913-7887

1380

Page 1 of 12

IN WITNESS WHEREOF, Declarant has hereunto its hand and seal on the day and year first above written.

MEADOWVIEW DEVELOPMENT, LLC

By: [Signature]
Jason C. Haen, Managing Member

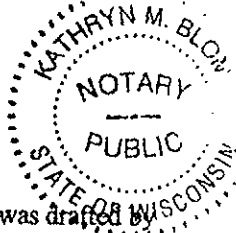
ACKNOWLEDGMENT

STATE OF WISCONSIN

) ss.

COUNTY OF OUTAGAMIE

Personally came before me on March 8, 2007, the above-named Jason C. Haen, Managing Member of Meadowview Development, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Kathryn M. Blom
Notary Public, Wisconsin
My commission expires is permanent

This instrument was drafted by
Attorney Reg P. Wydeven
McCarty Law LLP
2401 East Enterprise Avenue
Appleton WI 54913-7887

w:\meadowview development, llc\beacon hill subdivision\amendment declaration.doc

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RECEIVED & ACKNOWLEDGED

DATE

DATE

DOCUMENT NUMBER

AMENDMENT TO
RESTRICTIONS AND COVENANTS

1746561

Recorded
APR. 04, 2007 AT 10:01AM
OUTAGAMIE COUNTY
JANICE FLENZ
REGISTER OF DEEDS
Fee Amount: \$11.00



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RECORDING INFORMATION

RETURN TO:

Beacon Hills LLC
2525 S. Oneida St.
Appleton WI 54915

AMENDMENT on Restrictions for BEACON HILL SUBDIVISION, Town of Greenville, Outagamie County, Wisconsin, Owned by Beacon Hills LLC. recorded as Doc. # 1717253

Said Plat was recorded on June 29, 2006 in Outagamie County, in Cabinet J, Pages 117 through 120. Doc #1715939

Beacon Hills, LLC.. hereby amends the Restrictive Covenants as follows:

- 25. Walls and Fences. Walls and Fences shall be permitted at the sole discretion of the Developer. Lot owner must provide plans and specs to Developer for approval.

IN WITNESS THEREOF, the undersigned have hereunto set their hands and seals this 30th day of March 2007.

Beacon Hills, LLC

By: 

Jason Haen

STATE OF WISCONSIN)

SS

COUNTY OF OUTAGAMIE

RECEIVED & ACKNOWLEDGED
DATE _____
DATE _____

Personally came before me this 30th day of March 2007 the above named Jason C. Haen, know to be persons who executed the foregoing instrument and acknowledge the same

Notary Public
Outagamie County
Expiration 3-



Drafted by:
Beacon Hills, LLC
2525 S. Oneida Street
Appleton WI 54915

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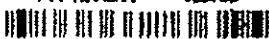
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1717253

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BEACON HILL SUBDIVISION

THIS DECLARATION of Conditions, Covenants and Restrictions for Beacon Hill Subdivision, Town of Greenville, Outagamie County, Wisconsin, is made this 29th day of June, 2006, by Meadowview Development, LLC, a Wisconsin limited liability company ("Developer"). Developer is the owner of the following described real estate in the Town of Greenville, County of Outagamie, State of Wisconsin, being the real estate now duly platted as:

Lots 1 through 119, and Outlots 1 through 4, BEACON HILL SUBDIVISION, Town of Greenville, Outagamie County, Wisconsin, as recorded in the Register of Deeds office on June 29th, 2006 in Cabinet J of Plats, Pages 117 through 120 as Document No. 1715939

Recorded
JULY 18, 2006 AT 02:38PM
OUTAGAMIE COUNTY
JANICE FLEHR
REGISTER OF DEEDS
Fee Amount: \$29.00


25-10
⑨

Return to:

Attorney Reg P. Wydevan
P.O. Box 860
Kankakee WI 54130-0860

and hereby makes the following declaration of covenants, conditions and restrictions to which the lots or tracts constituting such subdivision shall be put, and hereby specifies that such declarations shall constitute covenants, conditions and restrictions that run with the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and shall be for the benefit of, and limitations on, all future owners in such subdivision.

1. Purpose. The purpose of these covenants, conditions and restrictions is to insure the use of the property for attractive residential purposes only, to prevent misuse, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby to secure to each lot owner the full benefit and enjoyment of their property, with no greater restriction on the free and undisturbed use of their property that is necessary to insure the same advantages to all other lot owners.

2. Architectural control. No dwelling, house or other structure shall be erected or constructed on any lot in this subdivision unless and until the plans and specifications have been submitted to, and approved by, Developer. If Developer fails to approve or disapprove any plans and specifications within fifteen (15) days after the same have been submitted, said plans and specifications shall be deemed to have been approved.

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3. Land use and building type. All of the lots shall be restricted to use for single-family residential purposes. No building shall be erected, altered, placed or permitted to remain on any of the above lots other than one single family dwelling not to exceed two and one-half (2½) stories in height, with additional limits and conditions as set forth herein. Only single-family residences of conventional construction shall be permitted.
4. Grade. The maximum height of the house foundation may not be more than sixteen (16) inches above ground level adjacent to the house and no more than twenty-four (24) inches above the finished street grade, provided, however, that all grades shall comply with the Surface Water Drainage Plan approved by the Town of Greenville and on file with the Town of Greenville.
5. Basement/Footings. No slab houses shall be allowed. All residential buildings must have a basement under at least forty percent (40%) of the ground area, and footings of at least four (4) feet in depth below the balance of the residence.
6. Garages. Every residence shall have a private attached private garage, accommodating not less than two (2) cars, and shall not be less than ~~536~~⁷⁸⁰ square feet nor more than 1080 square feet.
7. Roof pitch. The roof pitch on all residences must be a minimum of 6/12 pitch, and the exterior design must be harmonious with the neighborhood. The pitch of any gables coming off the main roof may be less than 6/12 pitch.
8. Parking of Vehicles. Snowmobiles, boats, trailers, semi tractors and trailers, mini-bikes, motorcycles, recreational vehicles, motor homes, campers, fish shanties or unlicensed, un-operable or junk vehicles shall not be stored on the property other than inside the garage. This restriction is not applicable during the period of construction on the lot.
9. Construction Time. All homes shall be completed within twelve (12) months after commencement of building, and shall not be occupied prior to being completed. All lawns must be completed within one (1) year after occupancy. Lot owners must plant one (1) hardwood tree, with a trunk diameter of not less than two (2) inches, in the front yard, within twelve (12) months of purchase. Lot owners must plant a one (1) additional tree with a trunk diameter of not less than two (2) inches, between the sidewalk and curb within twelve (12) months of curb installation.
10. Minimum floor plan size. The following shall be the minimum floor areas for homes to be constructed on a lot, exclusive of basement area, garage area and open porch areas:
 - (a) The ground floor of a one-story house shall be a minimum of 1,250 square feet;
 - (b) The ground floor of a one and one-half, two or two and one-half story house shall be a minimum of 900 square feet;

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_____ DATE _____
_____ DATE _____

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(c) The ground floor of a bi-level house shall be a minimum of 900 square feet; and

(d) The top two levels of a split-level or quad-level house shall be a aggregate minimum of 1,500 square feet of finished living area in compliance with local code.

No portion of any level which has its floor below grade will be considered living space except as may be permitted by Developer. All homes other than bi-level must have a basement or crawl space.

11. Type of Construction. No used buildings or residences or pre-fabricated or modular homes shall be moved onto any lot.

12. Storage or Utility Building/Outbuilding. One storage building or outbuilding shall be permitted per lot, but such building must be the same architectural design as the residence, and must have the same roof design, roof material and siding material as the residence. No storage building or outbuilding may be greater than sixteen (16) feet by twenty (20) feet in size.

13. Compliance with state and municipal codes. Setback lines, side yard lines and building codes for any residence shall be in compliance with all ordinances and regulations of Outagamie County, the Town of Greenville, and the State of Wisconsin.

14. Driveways. All driveways are to be hard surfaced, to the sidewalk, with concrete or blacktop, or similar surface, within one (1) year of home occupancy.

15. Drainage Pattern. The landscaping of each individual lot shall comply with the drainage plan approved by the Town of Greenville and on record at Greenville Town Hall.

16. Trash/Burning/Litter. All trash and waste shall be kept out of public view and in sanitary containers that shall not be aesthetically offensive or unsightly. There shall be no burning of any kind, including, but not limited to, leaves, upon any lot. No lot shall be used as a dumping ground for litter, unwanted stones, grass clippings, branches, garbage or other rubbish.

17. Antennas/Satellite Dishes. Radio and TV antennas are not allowed on the exterior of a building or on poles. Satellite dishes are allowed, however, they are not allowed in the front or on the roof of a building. Satellite dishes are to be kept to the side or rear of the home and hidden from view as much as possible.

18. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

19. Animals. No animals, livestock, reptiles, birds, or poultry of any kind shall be raised, bred or kept on any lot, except that two dogs and two cats per household may be kept inside the residence, provided they are not kept, bred or maintained for any commercial purpose. Nothing

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contained herein, however, shall be construed to permit the keeping of any dog or cat which, in any way, constitutes a nuisance. Pets must be on a leash or otherwise constrained when outside a residence.

20. Subdividing. None of the lots may be subdivided or partitioned, except by Developer.
21. Lighting. All outdoor lighting shall be ornamental. Any pole lighting shall be erected on ornamental poles. Flood lighting may be used provided it is not offensive to the neighboring properties or roadway.
22. Temporary Structures. No structure of a temporary nature, including, but not limited to components of pre-fabricated or modular housing, shanties or similar structures shall be permitted on any lot either temporarily or permanently. No structure other than a fully completed residence shall be occupied.
23. Pre-construction maintenance. Lot owners are responsible for the maintenance of their lots before construction begins. No trash or waste, weeds, woodpiles, or long grass is permitted.
24. Growth and Debris. The owners of each improved lot shall keep said lot, together with all lands lying in road right-of-way between the lot and the traveled portion of all roads that abut the lot, mowed and attractive. No refuse pile, rubbish or unsightly objects shall be placed or allowed to remain anywhere thereon; and in the event the owners shall refuse, upon written notification to keep the property free of weeds, underbrush, refuse piles or other unsightly growth or objects, then agents of the maker of these covenants may enter upon said land and remove same at the expense of the owner, and such entry shall not be deemed a trespass.
25. Walls and Fences. No wall or fence, excluding hedge fences, of any kind whatsoever shall be constructed on any lot.
26. Encroachment. For purposes of these covenants, conditions and restrictions, eaves, steps and open porches shall not be considered as part of a building, provided, however, that this paragraph shall not be construed to permit any portion of a building to encroach upon another lot.
27. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign no larger than one square foot, or one sign no larger than five square feet advertising the property during the construction and/or sales period.
28. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved and restricted as shown on the recorded plat. The easement area of each lot and all improvements on the lot shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. The following uses,

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DATE _____
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structures and activities are prohibited in any easement: filling, grading and excavating; construction or placement of any building or structure; the cultivation of crops, fruits or vegetables; the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, fill or materials of any kind or nature; and the storage of vehicles, equipment, materials or personal property of any kind or nature.

29. Removal of Dirt. So long as Developer owns any lot in this subdivision, Developer reserves the right to direct the disposition of any dirt that is to be removed from any lot in the subdivision. Such disposition directed by Developer shall remain within the subdivision.

30. Clotheslines. No clothesline or laundry line of any kind whatsoever shall be located in any outdoor area on any lot unless it is of a temporary (or completely retractable) nature.

31. Smoke Alarms and Spark Arresters. All homes within the subdivision shall be affixed with at least one smoke detector on each level of the home. Said smoke detectors must be tested, maintained and remain connected at all times. All chimneys shall have spark arresters installed and maintained in working order.

32. Outlot One, Outlot Two, Outlot Three and Outlot Four.

(a) Purpose. The purpose of Outlot One, Outlot Two, Outlot Three and Outlot Four is to provide drainage detention/retention facilities for the lots in Beacon Hills Subdivision and to provide open space and recreational opportunities for Lots 35 through 39 adjacent to Outlot One, Lot 69 adjacent to Outlot Two, Lots 97 through 106 adjacent to Outlot Three, and Lots 109 through 111 adjacent to Outlot Four.

(b) Prohibit Uses, Structures and Activities. The following uses, structures and activities are prohibited on Outlot One, Outlot Two, Outlot Three and Outlot Four: filling, grading and excavating except for the construction of utility crossings and drainage improvements or facilities; construction or placement of any building or structure; the cultivation of crops, fruits or vegetables; the planting of trees or shrubs; the dumping or depositing of ashes, waste, compost, fill or materials of any kind or nature; the storage of vehicles, equipment, materials or personal property of any kind or nature; the use of motorized vehicles or watercraft; and the feeding or harboring of waterfowl.

(c) Permitted Uses and Structures. The following uses, structures and activities are permitted on Outlot One, Outlot Two, Outlot Three and Outlot Four: hiking and hiking trails and other passive recreational use and any other use not prohibited or inconsistent with drainage functions.

(d) Management and Maintenance. The management and maintenance of Outlot One, Outlot Two, Outlot Three and Outlot Four and associated structures shall be the sole

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responsibility of the Homeowners Association subject to the unqualified right of the Town of Greenville to enter for inspection and to perform repairs and maintenance as deemed necessary.

Upon failure of the Homeowners Association to perform management and maintenance of Outlot One, Outlot Two, Outlot Three and Outlot Four and associated structures, the Developer shall retain the right to perform such management and maintenance, again subject to the unqualified right of the Town of Greenville to enter for inspection and to perform repairs and maintenance as the Town deems necessary. The payment for said management and maintenance shall be equally assessed among all of the members of the Homeowners Association in accordance with subparagraph (c).

(c) Ownership. Outlot One, Outlot Two, Outlot Three and Outlot Four shall be owned by Beacon Hills Subdivision Homeowners Association, Inc., a Wisconsin non-stock, non-profit corporation (the "Association"), consisting of the owners of Lots 35 through 39, Lot 69, Lots 97 through 106, and Lots 109 through 111. Membership in the Association is mandatory.

The Association shall obtain a general liability insurance policy with coverage limits not less than \$1,000,000.00, insuring against any claims, actions or liabilities that may arise from the Association's ownership of Outlot One, Outlot Two, Outlot Three and Outlot Four. The cost of this policy shall be allocated equally among the Association members, and the members agree to pay their pro-rata share within fifteen (15) days of being invoiced.

(1) Common Expenses. The Board of Directors of the Association shall determine the common expenses of the Association, and shall prepare an annual operating budget for the Association in order to determine the amount of the common expenses chargeable to each Lot to meet the estimated common expenses of the Association for the ensuing year. The annual budget shall be in a minimum amount equal to 125% of the total of the net real estate property tax bills (excluding special assessments) for the outlot(s) or parcel(s) underlying the pond and green space for the immediately preceding year, plus the total of any noticed (but unpaid) municipal special assessments upon said outlot(s) or parcel(s), plus the premium for the insurance policy described above.

The amounts required by such budget shall be assessed and charged against the Lots, and allocated equally among the members of the Association. On or before January 1 of the year for which the operating budget was prepared, the Board of Directors shall provide the members with a written copy of said budget and their respective allocated assessment. The common charges shall be paid to the Association on or before the first day of February of said year. If not paid on or before the due date, the charges shall bear interest at the rate of three percent (3%) over the then current prime rate, as set forth in the Wall Street Journal, Midwest Edition, per annum until paid in full.

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DATE _____

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(2) Default. If a member of the Association is in default in payment of any charges or assessments for a period of more than thirty (30) days, said charges or assessments shall constitute a lien against his or her lot and the Association may bring suit for and on behalf of all members, to enforce collection of such delinquencies or to foreclose the lien therefor, as provided by law, and there shall be added to the amount due the costs of suit and the interest, together with reasonable attorney's fees.

(3) Collection of Unpaid Taxes/Special Assessments. In the event that the Association fails to pay any real estate property taxes and/or municipal special assessments upon the outlot(s) or parcel(s) underlying the pond and green space, either the Town of Greenville or Outagamie County shall have the right to assess an equal one-nineteenth (1/19) share of such unpaid taxes/special assessments against each of Lots 35 through 39, Lot 69, Lots 97 through 106, and Lots 109 through 111 of the Subdivision.

33. Severability. Invalidaton of any of the conditions, covenants or restrictions, by judgment or court order, shall in no way affect any of the remaining conditions, covenants and restrictions, which shall remain in full force and effect.

34. Amendment. This Declaration may be modified, clarified, changed and/or amended at any time and in any manner by written declaration setting forth such modification, change, clarification and/or amendment, which has been executed by the owners of at least fifty percent (50%) of the lots in the subdivision, in such form as to allow it to be recorded in the Outagamie County Register's Office; provided, however, that such modification, change, clarification and/or amendment shall require the written approval, in recordable form, of Developer, so long as Developer owns any lot(s) in the subdivision. Further, so long as Developer owns any property in the subdivision, Developer, by itself alone, shall be entitled to modify, clarify, change and/or amend the covenants, conditions and restrictions. Any amendment or modification of paragraphs 32, 34, 35 and 36, respectively, of this Declaration shall require the written approval of any Town and County plat approval authority.

35. Enforcement. Enforcement shall be by proceedings at law or equity, against any person or persons violating or attempting to violate any condition, covenant or restriction, either to restrain such violation or to recover damages. Any lot owner may enforce the provisions of this Declaration by proceedings in law or equity against any person violating or attempting to violate the provisions of this Declaration, either to restrain violation or to recover damages, or both. The Town of Greenville and Outagamie County may enforce the provisions of paragraphs 33, 34 and 36, respectively, of this Declaration.

RECEIVED & ACKNOWLEDGED
DATE _____
DATE _____

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36. Relation to Public Regulations. Where the provisions in this Declaration impose greater restrictions than any statute, ordinance or rule, the provisions of this Declaration shall prevail. Where the provisions of any statute, ordinance or rule impose greater restrictions than this Declaration, the provisions of the statute, ordinance or rule shall prevail.

36. Term. These conditions, restrictions and requirements are covenants running with the land, and shall become binding upon the grantors and grantees of the property herein, their respective heirs, executors, administrators and assigns, for the period of twenty (20) years from and after the date hereof, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument terminating or reducing the term is executed in accordance with Section 33 above.

IN WITNESS WHEREOF, Developer has hereunto set its hand and seal on the day and year first above written.

MEADOWVIEW DEVELOPMENT, LLC

By: John R. Man (Seal)
John R. Man, President

By: Jerome A. Haen (Seal)
Jerome A. Haen, Secretary

ACKNOWLEDGMENT

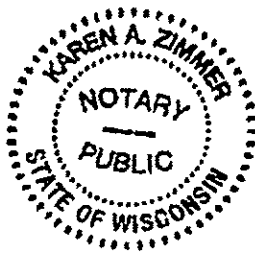
State of Wisconsin)
) ss.
County of Outagamie)

Personally came before me on June 29, 2006, the above named John R. Man and Jerome A. Haen, to me known to be the President and Secretary, respectively, of Meadowview Development, LLC and the persons and officers who executed the foregoing instrument and acknowledged the same.

Karen A. Zimmer
Karen A. Zimmer
Notary Public, Wisconsin
My commission expires 4-11-10

This instrument was drafted by
Attorney Reg P. Wydevan
McCarty Law LLP
120 East Fourth Street, PO Box 860
Kaukauna WI 54130-0860

www.meadowviewdevelopment.com, Between Hill and Village/Declaration of covenants_051806.doc



RECEIVED & ACKNOWLEDGED

DATE

DATE

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