

AMENDMENT TO DECLARATION OF  
CONDITIONS, COVENANTS AND  
RESTRICTIONS

DANE COUNTY  
REGISTER OF DEEDS

**3218182**

06-05-2000 10:53 AM

Trans. Fee

Rec. Fee 20.00  
Pages 6

**000175**

Document Number

Title of Document

**RE: See Exhibit "A," attached hereto and incorporated herein by reference.**

This Amendment to the Declaration of Conditions, Covenants and Restrictions for Valley Ridge, a subdivision located in Dane County, Wisconsin, is made as of this 30<sup>th</sup> day of May, 2000, by Don Simon Homes, Inc., a Wisconsin Corporation (the "Developer"), by David P. Simon, President of the Developer and the designated representative of the Architectural Control Committee created by the foregoing Declaration.

**WITNESSETH:**

Record this document with the Register of Deeds

Name and Return Address:

Gregory J. Paradise  
Mohs, MacDonald, Widder & Paradise  
20 North Carroll Street  
Madison, WI 53703

(Parcel Identification Number)

*See Exhibit A*

**WHEREAS,** Developer caused to be recorded that certain Declaration of Conditions, Covenants and Restrictions for Valley Ridge, which was recorded in the office of the Dane County Register of Deeds on the 20<sup>th</sup> day of October, 1999, as Document No. 3165082 (the "Declaration"); and

**WHEREAS,** pursuant to Section A-1(G) of the Declaration, Developer reserved the right to subject additional phases of the Valley Ridge Plat to the terms of the Declaration.

**NOW, THEREFORE,** Developer does hereby declare that the real property described in Exhibit "A," attached hereto and incorporated herein by reference, shall be and hereby is made subject to the terms, covenants and conditions of the Declaration. Said real property shall be hereinafter referred to as Phases II, III, IV and V. The minimum dwelling unit sizes for Phases II, III, IV and V shall be as set forth in Exhibit "B," attached hereto and incorporated herein by reference. The minimum number of required landscaping points is set forth on the attached Exhibit "C" and the Landscape Elements Schedule is set forth on Exhibit "D".

Dated as of the date and year first above written.

**DON SIMON HOMES, INC., A Wisconsin Corporation**

By: 

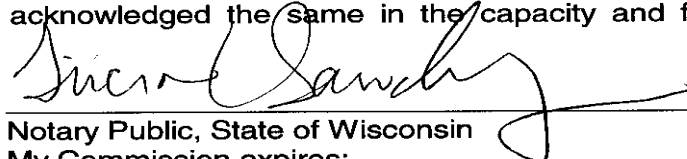
David P. Simon, President, and as the designated representative of the Architectural Control Committee established under the Declaration

*6/20*

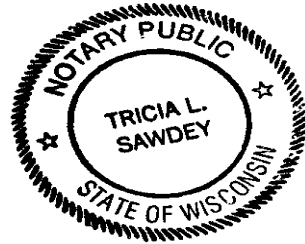
STATE OF WISCONSIN )  
 )ss>  
COUNTY OF DANE )

000176

Personally came before me this 30<sup>th</sup> day of May, 2000, the above named David P. Simon, President and as the designated representative of the Architectural Control Committee established under the Declaration, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires:

**THIS DOCUMENT DRAFTED BY:**  
**Attorney Gregory J. Paradise**  
**MOHS, MACDONALD, WIDDER & PARADISE**  
**20 North Carroll Street**  
**Madison, WI 53703**



**EXHIBIT "A"**

**Phases II, III, IV, and V**

**Legal Description:**

**000177**

Lots 163 through 214 and Lots 244 through 248, Inclusive of the Plat of Valley Ridge, in the City of Madison, Wisconsin.

**Parcel Identification Numbers:**

0708-353-0505-8	0708-353-0409-2	0708-353-0323-4
0708-353-0506-6	0708-353-0410-9	0708-353-0324-2
0708-353-0507-4	0708-353-0411-7	0708-353-0325-0
0708-353-0508-2	0708-353-0412-5	0708-353-0326-8
0708-353-0509-0	0708-353-0413-3	0708-353-0327-6
0708-353-0510-7	0708-353-0414-1	0708-353-0328-4
0708-353-0511-5	0708-353-0415-9	0708-353-0329-2
0708-353-0512-3	0708-353-0416-7	0708-353-0102-2
0708-353-0513-1	0708-353-0301-0	0708-353-0103-0
0708-353-0514-9	0708-353-0302-8	0708-353-0104-8
0708-353-0515-7	0708-353-0303-6	0708-353-0105-6
0708-353-0516-5	0708-353-0304-4	0708-353-0106-4
0708-353-0517-3	0708-353-0305-2	0708-353-0107-2
0708-353-0518-1	0708-353-0306-0	0708-353-0108-0
0708-353-0519-9	0708-353-0307-8	0708-353-0109-8
0708-353-0520-6	0708-353-0308-6	0708-353-0110-5
0708-353-0521-4	0708-353-0309-4	0708-353-0111-3
0708-353-0522-2	0708-353-0310-1	0708-353-0112-1
0708-353-0523-0	0708-353-0311-9	0708-353-0113-9
0708-353-0524-8	0708-353-0312-7	0708-353-0114-7
0708-353-0525-6	0708-353-0313-5	0708-353-0116-3
0708-353-0401-8	0708-353-0314-3	0708-353-0117-1
0708-353-0402-6	0708-353-0315-1	0708-353-0118-9
0708-353-0403-4	0708-353-0317-7	0708-353-1101-3
0708-353-0404-2	0708-353-0318-5	0708-353-1102-1
0708-353-0405-0	0708-353-0319-3	0708-353-1103-9
0708-353-0406-8	0708-353-0320-0	0708-353-1104-7
0708-353-0407-6	0708-353-0321-8	
0708-353-0408-4	0708-353-0322-6	

**EXHIBIT "B"**

**Minimum Dwelling Unit Sizes**

**000178**

<b>LOTS</b>	<b>TYPE</b>	<b>MINIMUM SQUARE FOOTAGE</b>
180-183 and 244-248	Ranch	1,500
	2-Story	1,800
	Multi-Level	1,350

**NOTE:** If no minimum dwelling unit sizes are specified in this Exhibit "B" for this phase, then Developer reserves the right to impose minimum dwelling unit sizes at a later date by an Amendment to the Declaration.

**EXHIBIT "C"**

**000179**

<b>Lots</b>	<b>Minimum Points For Foundation Plantings</b>	<b>Total Minimum Landscaping Points</b>
163-179	130	450
180-183	200	700
184-199	130	450
200	200	700
201-214	130	450
244-248	200	700

**EXHIBIT "D"**

**LANDSCAPE ELEMENTS**

**000180**  
**Point Schedule**

**Elements**

A)	Small Shade Trees (balled and burlaped) (1.5"-2" caliper at 6" from the roots)	50
B)	Medium Shade Trees (balled and burlaped) (2"-3" caliper at 6" from the roots)	100
C)	Large Shade Trees (balled and burlaped) (3"-4" caliper at 6" from the roots)	150
D)	Extra-Large Shade Trees (balled and burlaped) (4" + caliper at 6" from the roots)	200
E)	Small Evergreen Trees (3' to 4.5' when planted)	25
F)	Medium Evergreen Trees (5' to 6.5' when planted)	50
G)	Large Evergreen Trees (7' + when planted)	100
H)	Evergreen Shrubs (18" minimum diameter)	20
I)	Small Deciduous Shrubs (18" to 35" in diameter)	10
J)	Medium Deciduous Shrubs (35" to 60" in diameter)	15
K)	Large Deciduous Shrubs (balled and burlaped) (60" or greater in diameter)	25
L)	Decorative Retaining Walls (Points are per face foot. Boulders, timbers, and stones only - no concrete walls included.)	10
M)	Paver Stone Walks, Paths or Patios (Points per square foot - no driveways included.)	1

The final point totals must consist of a balanced variety of the listed elements acceptable to the Developer (or Architectural Control Committee). Existing vegetation, trees and shrubs may be included in the point totals if they are properly protected and maintained during the construction process and located as such on the landscape plans submitted to the Developer (or Architectural Control Committee) for approval.