

**AMENDMENT TO  
DECLARATION**

Document Number

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

**THIS AMENDMENT TO DECLARATION** (the "**Amendment**") is made as of the Effective Date by the Declarant. The Effective Date and the identity of the Declarant can be found on the Signature Page which follows the text of this Amendment. This Amendment affects the real property (the "**Property**") legally described in Exhibit "A", attached hereto and incorporated herein by reference. This Amendment amends those certain documents described in Exhibit "B", attached hereto and incorporated herein by reference (collectively referred to herein as the "**Declaration**"). The Declaration is hereby amended as follows:

DOCUMENT #  
5577301  
04/13/2020 12:08 PM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 6

\*\*The above recording information verifies that this document has been electronically recorded and returned to the submitter.\*\*

1) **Association Management.** The Association is required to retain a professional property

management company with the experience necessary to perform the duties of the Association (the "**Management Company**"). The Association shall enter into a management contract (the "**Management Contract**") with the Management Company on such terms and conditions as the Association and the Management Company shall agree. The initial Management Company is DSI Real Estate Group, Inc., a Wisconsin Corporation, which is affiliated with the Declarant by reason of common ownership. The Management Contract between DSI Real Estate Group, Inc. and the Association has not been negotiated on an arm's length basis.

Return Address:  
Angie Christensen  
Veridian Homes  
6801 South Towne Drive  
Madison, WI 53713

See Exhibit "A"  
(Parcel Identification Number)

2) **General Fund.** As used herein, the term "**Surplus**" shall mean the amount by which assessments collected by the Management Company on behalf of the Association to pay for common expenses relating to the Property exceed the common expenses for the fiscal year in question. The Management Company shall deposit and hold any Surplus in the Association's operating account maintained by the Management Company. The Surplus, in the discretion of the Association working in conjunction with the Management Company, may be applied to future Association expenses as they become due, but there shall be no obligation on either the Association's or the Management Company's part to return the Surplus to lot owners.

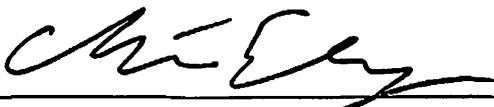
3) **Miscellaneous.** This Amendment amends and supersedes all conflicting provisions in the Declaration. Except as so amended and superseded, all other terms, covenants and conditions of the Declaration shall remain unchanged.

[See attached signature page.]

**Signature Page to Amendment to Declaration**

**IN WITNESS WHEREOF**, the said Veridian Homes AB, LLC, a Wisconsin Limited Liability Company has caused these presents to be signed and sealed this 10 day of April, 2020.

**Veridian Homes AB, LLC  
By: VH Holdings, LLC, Its Sole Member**

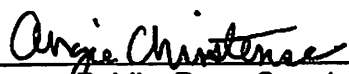
By: 

Print Name: Chris Ehlers

Print Title: Authorized Signatory

STATE OF WISCONSIN )  
  ) SS.  
COUNTY OF DANE        )

Personally came before me this 10 day of April, 2020, the above-named Chris Ehlers, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

  
Notary Public, Dane County, WI  
My Commission Expires: 5-1-20



**THIS DOCUMENT DRAFTED BY:**  
Atty. Gregory J. Paradise  
Mohs Widder Paradise LLC

**CONSENT OF MORTGAGEE**

The undersigned, The Park Bank, a Wisconsin Banking Corporation, hereby consents to the forgoing Amendment to Declaration for the plat of Uptown Crossing. This consent does not limit, restrict or affect in any way Mortgagee's rights, interest and remedies regarding Mortgagee's interest in the Property.

Dated this 7<sup>th</sup> day of April, 2020.

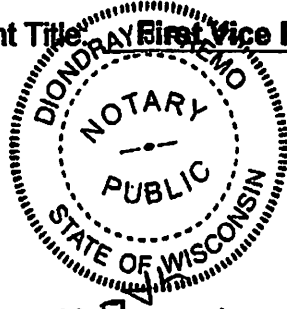
**The Park Bank, a Wisconsin Banking Corporation**

By: *Michael Johnston*

Print Name: Michael Johnston

Print Title: First Vice President

STATE OF WISCONSIN )  
                                  ) SS.  
COUNTY OF DANE     )



Personally came before me this 7 day of April, 2020, the above-named Michael Johnston to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

*Diondray Semo*  
Notary Public, Dane County, WI  
My Commission Expires: 10/9/22

**EXHIBIT "A"**

**Legal Description of Property and PINs**

Lots 1-60 and Outlots 1 and 2, Uptown Crossing, located in the City of Fitchburg,  
Dane County, Wisconsin

<b>Lot #</b>	<b>Tax ID Number</b>	<b>Address</b>
1	225/0609-111-2501-2	2914 S Syene Road
2	225/0609-111-2512-2	2912 S Syene Road
3	225/0609-111-2523-2	2910 S Syene Road
4	225/0609-111-2534-2	2908 S Syene Road
5	225/0609-111-2545-2	2904 S Syene Road
6	225/0609-111-2556-2	2902 S Syene Road
7	225/0609-111-2567-2	2900 S Syene Road
8	225/0609-111-2578-2	2898 S Syene Road
9	225/0609-111-2589-2	2894 S Syene Road
10	225/0609-111-2600-2	2892 S Syene Road
11	225/0609-111-2611-2	2888 S Syene Road
12	225/0609-111-2622-2	2886 S Syene Road
13	225/0609-111-2633-2	2884 S Syene Road
14	225/0609-111-2644-2	2880 S Syene Road
15	225/0609-111-2655-2	2878 S Syene Road
16	225/0609-111-2666-2	2879 Bulwer Lane
17	225/0609-111-2677-2	2881 Bulwer Lane
18	225/0609-111-2688-2	2885 Bulwer Lane
19	225/0609-111-2699-2	2887 Bulwer Lane
20	225/0609-111-2710-2	2889 Bulwer Lane
21	225/0609-111-2721-2	2893 Bulwer Lane
22	225/0609-111-2732-2	2895 Bulwer Lane
23	225/0609-111-2743-2	2899 Bulwer Lane
24	225/0609-111-2754-2	2901 Bulwer Lane
25	225/0609-111-2765-2	2903 Bulwer Lane
26	225/0609-111-2776-2	2905 Bulwer Lane
27	225/0609-111-2787-2	2907 Bulwer Lane
28	225/0609-111-2798-2	2909 Bulwer Lane
29	225/0609-111-2809-2	2911 Bulwer Lane
30	225/0609-111-2820-2	2913 Bulwer Lane
31	225/0609-111-2831-2	2914 Bulwer Lane
32	225/0609-111-2842-2	2912 Bulwer Lane
33	225/0609-111-2853-2	2910 Bulwer Lane
34	225/0609-111-2864-2	2908 Bulwer Lane

<b>Lot #</b>	<b>Tax ID Number</b>	<b>Address</b>
35	225/0609-111-2875-2	2904 Bulwer Lane
36	225/0609-111-2886-2	2902 Bulwer Lane
37	225/0609-111-2897-2	2900 Bulwer Lane
38	225/0609-111-2908-2	2898 Bulwer Lane
39	225/0609-111-2919-2	2894 Bulwer Lane
40	225/0609-111-2930-2	2892 Bulwer Lane
41	225/0609-111-2941-2	2888 Bulwer Lane
42	225/0609-111-2952-2	2886 Bulwer Lane
43	225/0609-111-2963-2	2884 Bulwer Lane
44	225/0609-111-2974-2	2880 Bulwer Lane
45	225/0609-111-2985-2	2878 Bulwer Lane
46	225/0609-111-2996-2	2879 Humes Lane
47	225/0609-111-3007-2	2881 Humes Lane
48	225/0609-111-3018-2	2885 Humes Lane
49	225/0609-111-3029-2	2887 Humes Lane
50	225/0609-111-3040-2	2889 Humes Lane
51	225/0609-111-3051-2	2893 Humes Lane
52	225/0609-111-3062-2	2895 Humes Lane
53	225/0609-111-3073-2	2899 Humes Lane
54	225/0609-111-3084-2	2903 Humes Lane
55	225/0609-111-3095-2	2905 Humes Lane
56	225/0609-111-3106-2	2907 Humes Lane
57	225/0609-111-3117-2	2909 Humes Lane
58	225/0609-111-3128-2	2911 Humes Lane
59	225/0609-111-3139-2	2913 Humes Lane
60	225/0609-111-3150-2	2915 Humes Lane
Outlot 1	225/0609-111-3525-2	
Outlot 2	225/0609-111-3550-2	

**EXHIBIT "B"**

<b><u>DOCUMENT TITLE</u></b>	<b><u>DATE</u></b>	<b><u>DATE RECORDED</u></b>	<b><u>DOCUMENT NO.</u></b>
Uptown Crossing Declaration of Protective Covenants, Conditions and Restrictions	November 17, 2017	November 22, 2017	5373519
Amended and Restated	March 14, 2018	March 26, 2018	5397480

**Note:** All documents were recorded in the office of the Dane County, Wisconsin Register of Deeds.