

2021074

DOCUMENT NO.

SECOND AMENDED DECLARATION
OF COVENANTS AND RESTRICTIONS
FOR POLO POINT SUBDIVISION

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2003 JUN -5 P 3:11

SECOND AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS (the "Declaration") is hereby made and established as of the 22 day of May, 2003, by Polo Point, LLC, a Wisconsin limited liability company (hereinafter the "Developer"). The Declarations, Covenants and Restrictions contained herein shall replace and supercede those previously recorded on February 1, 2001 and recorded in the Office of the Register of Deeds of Brown County, Wisconsin as Document Number 1792620 and the First Amended Declaration of Covenants and Restrictions for Polo Point Subdivision recorded in the Office of the Register of Deeds of Brown County Wisconsin on July 17, 2002 as Document No. 1913471;

THIS SPACE RESERVED FOR RECORDING DATA

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④

NAME AND RETURN ADDRESS

Schober & Ulatowski, S.C.
P.O. Box 1780
Green Bay, WI 54305-1780

RECITALS:

WHEREAS, Developer owns at least fifty-one percent (51%) of the Lots located in the Polo Point Subdivision, which is situated on the real estate described on the attached Exhibit "A" (the "Land"); and

WHEREAS, Developer desires to subject all of the Land (except dedicated streets and utilities) to the conditions, restrictions, covenants, reservations and easements hereinafter set forth, for the benefit of the Subdivision as a whole and for the benefit of each Lot Owner.

DECLARATION

NOW, THEREFORE, DEVELOPER hereby declares that the real estate described on the attached Exhibit A (except for dedicated streets and utilities), shall be used, held, leased, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and easements hereinafter set forth, which shall inure to the benefit of and shall pass with each Lot as covenants running with the land and shall apply to and bind all successors in interest, users and owners.

INCORPORATION OF AMENDED DECLARATION

All of the terms, conditions and provisions of the First Amended Declaration of Covenants and Restrictions that are not inconsistent with the terms hereof, are hereby restated, ratified, approved and incorporated herein by this reference.

AMENDMENTS TO DECLARATION

Article 2 of the First Amended Declaration of Covenants and Restrictions is hereby amended as follows:

Paragraph 2.07 of the First Amended Declarations of Covenants and Restrictions is hereby deleted and replaced with the following:

2.07 SIGNS. No sign or banner of any kind shall be placed or displayed to public view on any Lot, except: (i) one standard sign (showing the Lot Owner's name) as may be approved by the Developer for uniform use in terms of size, design, appearance and location for each Lot in the

Subdivision; and (ii) signs of Realty Executives which shall not be more than six square feet, for the purpose of advertising the Property for sale.

To Article 2 is added the following paragraph:

2.10 OPEN HOUSES. No open house pertaining to the sale of any property shall be held unless such open house is held by Realty Executives or such other realty firm as is approved by Developer in Developer's sole discretion.

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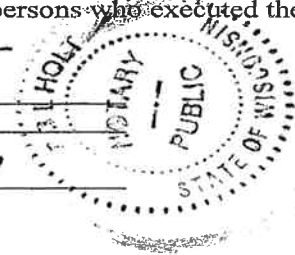
STATE OF WISCONSIN :
: SS.
COUNTY OF BROWN :

Personally came before me this 22 day of May, 2003, the above-named Thomas J. Juza, Managing Member and Daniel Dorner, Member, of Polo Point, LLC, and to me known to be the persons who executed the foregoing instrument and acknowledged the same.



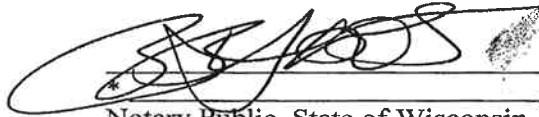
Notary Public, State of Wisconsin
My Commission: 4.1.07

Pam Holt



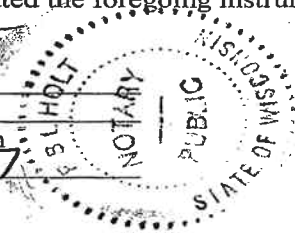
STATE OF WISCONSIN :
: SS.
COUNTY OF BROWN :

Personally came before me this 22 day of May, 2003, the above-named Thomas J. Juza, Daniel Dorner, as members of Polo Point, LLC, and Vern Kummers, as a member of Kummers Financial Investments, LLP, all members of Polo Point Development, LLC, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



Notary Public, State of Wisconsin
My Commission: 4.1.07

Pam Holt



**THIS INSTRUMENT DRAFTED BY
AND AFTER RECORDING RETURNED TO:**

Attorney Thomas V. Rohan
Schober & Ulatowski, S.C.
414 E. Walnut Street
P.O. Box 1780
Green Bay, WI 54305-1780