

**FIRST AMENDMENT TO THE DECLARATION
OF COVENANTS, RESTRICTIONS, CONDITIONS
AND EASEMENTS FOR THE PLAT OF ROLLING
PRAIRIE PHASE I, CITY OF PORTAGE, COLUMBIA
COUNTY, WISCONSIN**

DOC # 978121

**REGISTER OF DEEDS
COLUMBIA COUNTY**

**RECORDED ON:
09/17/2024 09:13:50 AM
PAGES: 4**

**LISA KRINTZ
REGISTER OF DEEDS
REC FEE: 30.00**

ELECTRONICALLY RETURNED TO SENDER

Return to:
Attorney Peter J. Curran
PO Box 370
Lake Delton, WI 53940

See attached Exhibit A
Parcel Identification Number

WHEREAS, GMF Properties LLC ("Developer") is the owner of certain real estate in the City of Portage, Columbia County, Wisconsin, known as Lots 1-47, Rolling Prairie Phase I, City of Portage, Columbia County, Wisconsin.

WHEREAS, Developer executed a Declaration of Covenants, Restrictions, Conditions and Easements for the Plat of Rolling Prairie Phase I, City of Portage, Columbia County, Wisconsin ("Declaration") on December 7, 2022, which was duly recorded with the Columbia County Register of Deeds on January 13, 2023; and

WHEREAS, Section 4.15 of the Declaration permits the Developer to amend Article 4 of the Declaration;

NOW, THEREFORE, the Developer hereby amends the Declaration as follows:

1. Section 4.6 of the Declaration is hereby amended, superseded, and replaced in its entirety as follows:

4.6. Board of Directors. Upon the conveyance of 100% of the single family lots in all Phases of the Rolling Prairie development by Developer, or earlier at Developer's sole discretion, a Board of Directors shall be created for the Association. The affairs of the Association shall be managed by the Board once created. The Board shall be selected in the manner, and shall have such duties, powers and responsibilities as are set forth herein, in the Articles and By-laws of the Association, as amended from time-to-time, and as may be provided by the laws of the State of Wisconsin, subject to the rights of Developer as set forth in such instruments. The Board of Directors shall elect the members of the Design Review Committee under the circumstances described in Sections 3.2 and 3.30 hereof.

2. Section 4.13(a) of the Declaration is hereby amended, superseded, and replaced in its entirety as follows:

- (a) Budget. In December of each year starting the year in which the Board is created, the Board shall determine a budget for the ensuing calendar year, which shall include the costs to be incurred by the Association in connection with the maintenance, improvement and operation of common areas and plat signs, payment of taxes and insurance, and other costs connected therewith, including a reasonable reserve for depreciation and any financial assistance to be provided to the Design Review Committee under Section 4.10 above. Such budget shall be approved by a vote of two-thirds (2/3) of the Board on or before the last day of December each year.

3. Section 3.28 of the Declaration is hereby amended, superseded, and replaced in its entirety as follows:

3.28. The following landscaping requirements apply to all lots within the Property:

- (a) Front and side yards must be sodded, including street terraces, except that the Developer or the Committee, whichever is then applicable, may permit the front yard and side yard to be seeded where weather conditions permit and appropriate alternative materials and practices are employed, in their discretion.
- (b) Rear yard areas which are not sodded must be seeded.
- (c) Landscape plantings and maintenance of the premises and adjoining street terrace shall be the responsibility of the lot or outlot owner(s). Complete visual screening of the front, rear or side of any lot is prohibited without the approval of the Developer or the Committee, whichever is then applicable. Lawn trees shall be planted within 45 days of occupancy of the residence, or upon completion of construction, whichever occurs first, except that trees are not required to be planted during the winter months when the ground is frozen but shall be planted as soon as weather conditions permit.
- (d) Front and side yards must receive landscape beds along the foundation to separate the foundation from the lawn. These beds must have either stone or wood mulch.
- (e) The landscaping plan for Large and Standard lots must achieve a minimum of 500 landscaping points. The landscaping plan for R-T Traditional lots must achieve a minimum of 450 landscaping points. The landscaping points required shall be determined by the following point schedule:

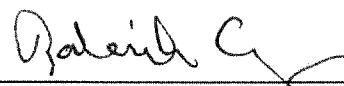
<u>Landscaping Element</u>	<u>Point Value</u>
Canopy Tree (2"-3" caliper at least 18 inches)	125

Canopy Tree (3"-4" caliper at least 18 inches)	150
Canopy Tree (greater than 4" at 18 inches)	200
Canopy Tree or Small Tree (1"-1-½" caliper at 18 inches, i.e., Crab, Hawthorn)	100
Evergreen Tree (4 to 6 feet in height)	100
Large Deciduous Shrub (3-yr. transplant, 36" min.)	20
Small Deciduous Shrub (3-yr. transplant, 18" min.)	10
Decorative Wall (per face foot)	5

4th IN WITNESS WHEREOF, the undersigned have executed this instrument on this day of September, 2024.

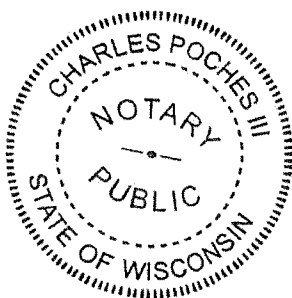
GMF Properties LLC



Richard Gumz, Member


Roderick Gumz, Member

STATE OF WISCONSIN)
) ss.
COUNTY OF COLUMBIA)

On this 4th day of September, 2024, before me, a Notary Public, personally appeared Richard Gumz and Roderick Gumz, to me known, who being by me duly sworn, did depose and say that they executed such document.




Print Name: Charles Poches III
Notary Public, State of Wisconsin
My commission expires: 07/08/2024

This instrument drafted by:
Attorney Peter J. Curran
PO Box 370
Lake Delton, WI 53940

Rolling Prairie Phase I
Exhibit A to the Covenants and Restrictions

Lot No.	Lot Type	Acers	Square Feet	Parcel Number
1	Standard	0.30	13,068	11271-6021.01
2	Standard	0.28	12,197	11271-6021.02
3	Standard	0.27	11,761	11271-6021.03
4	Standard	0.35	15,246	11271-6021.04
5	Standard	0.35	15,246	11271-6021.05
6	Standard	0.32	13,939	11271-6021.06
7	Standard	0.27	11,761	11271-6021.07
8	Standard	0.23	10,019	11271-6021.08
9	Standard	0.23	10,019	11271-6021.09
10	R-T Traditional	0.13	5,663	11271-6021.10
11	R-T Traditional	0.09	3,920	11271-6021.11
12	R-T Traditional	0.09	3,920	11271-6021.12
13	R-T Traditional	0.09	3,920	11271-6021.13
14	R-T Traditional	0.09	3,920	11271-6021.14
15	R-T Traditional	0.09	3,920	11271-6021.15
16	R-T Traditional	0.09	3,920	11271-6021.16
17	R-T Traditional	0.16	6,970	11271-6021.17
18	Future Use	5.67	246,985	11271-6021.18
19	Future Use	1.03	44,867	11271-6021.19
20	Future Use	0.90	39,204	11271-6021.20
21	Future Use	1.21	52,708	11271-6021.21
22	Future Use	2.04	88,862	11271-6021.22
23	Standard	0.25	10,890	11271-6021.23
24	Standard	0.25	10,890	11271-6021.24
25	Standard	0.25	10,890	11271-6021.25
26	Standard	0.25	10,890	11271-6021.26
27	Standard	0.27	11,761	11271-6021.27
28	Standard	0.23	10,019	11271-6021.28
29	Standard	0.23	10,019	11271-6021.29
30	Standard	0.29	12,632	11271-6021.30
31	Large	0.35	15,246	11271-6021.31
32	Large	0.37	16,117	11271-6021.32
33	Large	0.37	16,117	11271-6021.33
34	Large	0.34	14,810	11271-6021.34
35	Large	0.34	14,810	11271-6021.35
36	Large	0.31	13,504	11271-6021.36
37	Large	0.31	13,504	11271-6021.37
38	Large	0.31	13,504	11271-6021.38
39	Large	0.30	13,068	11271-6021.39
40	Large	0.27	11,761	11271-6021.40
41	Large	0.29	12,632	11271-6021.41
42	Large	0.29	12,632	11271-6021.42
43	Large	0.34	14,810	11271-6021.43
44	Large	0.33	14,375	11271-6021.44
45	Large	0.34	14,810	11271-6021.45
46	Large	0.34	14,810	11271-6021.46
47	Large	0.30	13,068	11271-6021.47
Outlot 1	Stormwater	1	43,560	11271-6021.OL1
Outlot 2	Stormwater	0.97	42,253	11271-6021.OL2
Outlot 3	Stormwater	2.28	99,317	11271-6021.OL3