

DOCUMENT # 473765

**AMENDMENT TO  
DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS  
FOR LOTS 1-28 OF ROCKCLIFFE SUBDIVISION,  
TOWN OF YORK, GREEN COUNTY, WISCONSIN**

Recorded  
JUNE 06, 2005 AT 10:30AM  
CYNTHIA A MEUDT  
REGISTER OF DEEDS  
GREEN COUNTY, WISCONSIN  
Fee Amount: \$11.00

WHEREAS, the Developer previously filed a Declaration of Covenants, Restrictions and Conditions for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin, dated November 14, 2003, and recorded in the office of the Register of Deeds for Green County, Wisconsin in Volume 848 of Records, at Page 394, as Document No. 455050, and

WHEREAS, the Developer wishes to amend the declaration,

NOW, THEREFORE, the Declarant hereby states that the original Declaration of Covenants, Restrictions and Conditions is amended as follows:

Return to: Thomas J. Vale  
P.O. Box 737  
Monroe, WI 53566

ARTICLE V - ARCHITECTURAL RESTRICTIONS, Single Story Houses is amended to read as follows:

Single story houses shall have not less than 1200 square feet on the main level. The garage is not less than 450 square feet. The main level is defined as the level totally above finished grade. Single story homes will be allowed, but not required on, Lots 1-6, 10-12, 14-18, 21, 22 and 25-28.

All other provisions of the original declaration remain in full force and effect.

Dated this 3 day of June, 2005.

  
Paul R. Chapman

**Authentication**

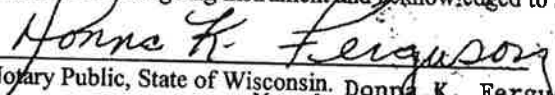
Signature of **Paul R. Chapman** authenticated this \_\_\_\_\_ day of June, 2005.

Thomas J. Vale, State Bar No. 1005724  
TITLE: MEMBER STATE BAR OF WISCONSIN

**Acknowledgement**

STATE OF WISCONSIN )  
COUNTY OF GREEN ) ss.

Personally came before me this 3 day of June, 2005, the above named **Paul R. Chapman**, to me known to be the person who executed the foregoing instrument and acknowledged to same.

  
Notary Public, State of Wisconsin. **Donna K. Ferguson**  
My commission expires March 18, 2007

This instrument was drafted by Thomas J. Vale, attorney at law, a member of the firm of Duxstad, Vale & Bestul, S.C., 1112 17th Avenue, P.O. Box 737, Monroe, WI 53566. TELEPHONE: (608) 325-4924.

DOCUMENT # 488005

**AMENDMENT TO  
DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS  
FOR LOTS 1-28 OF ROCKCLIFFE SUBDIVISION,  
TOWN OF YORK, GREEN COUNTY, WISCONSIN \***

WHEREAS, the Developer previously recorded a Declaration of Covenants, Restrictions and Conditions for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin, and Developer wishes to amend the original declaration, and

WHEREAS, said restrictive covenants may be amended by the Developer who still owns three-quarters of the lots;

NOW, THEREFORE, the original Declaration of Covenants, Restrictions and Conditions for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin, are amended to provide under Article V, Architectural Restrictions, the paragraph concerning Single Story Houses is amended to read as follows:

Recorded  
AUG. 31, 2006 AT 03:32PM  
CYNTHIA A MEUDT  
REGISTER OF DEEDS  
GREEN COUNTY, WISCONSIN  
Fee Amount: \$13.00



Return to: Thomas J. Vale  
P.O. Box 737  
Monroe, WI 53566

"Single Story Houses. Single story houses shall have not less than 1200 square feet on the main level. The garage is not less than 450 square feet. The main level is defined as the level totally above finished grade. Single story homes are preferred, but not required, on Lots 1-6, 10-12, 15-18, 21, 22 and 25-28."

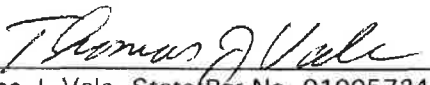
All other provisions of the restrictive covenants remain unchanged.

Dated this 28 day of August, 2006.

  
Paul R. Chapman

Authentication

Signature of Paul R. Chapman authenticated this 28th day of August, 2006.

  
Thomas J. Vale, State Bar No. 01005724  
Title: Member State Bar of Wisconsin

\*Recorded on November 14, 2003, in Vol. 848 of Records, at Page 394, as Document No. 455050, in the office of the Register of Deeds for Green County, Wisconsin.

**COMPLETE LEGAL DESCRIPTION**

**(Attachment to Amendment to Declaration of Covenants, Restrictions and Conditions  
for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin)**

Lots 25, 26, 27 & 28 of Certified Survey Map No. 3632, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 323-325, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 21, 22, 23 & 24 of Certified Survey Map No. 3633, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 326-328, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 17, 18, 19 & 20 of Certified Survey Map No. 3634, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 329-331, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 10, 11 & 12 and Outlot 1 of Certified Survey Map No. 3636, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 335-337, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 7, 8 & 9 of Certified Survey Map No. 3637, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 338-340, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 4, 5 & 6 of Certified Survey Map No. 3638, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 341-343, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 1, 2 & 3 and Outlot 1 of Certified Survey Map No. 3639, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 344-346, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots One (1) and Two (2) of Certified Survey Map No. 3640, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 347-349, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 13, 14, 15 & 16 of Certified Survey Map No. 3641, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 350-351, recorded in the office of Register of Deeds for Green County, Wisconsin.

DOCUMENT # 500849

Recorded

OCT. 09, 2007 AT 03:25PM

CYNTHIA A MEUDT

REGISTER OF DEEDS

GREEN COUNTY, WISCONSIN

Fee Amount: \$13.00



**AMENDMENT TO  
DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS  
FOR LOTS 1-28 OF ROCKCLIFFE SUBDIVISION,  
TOWN OF YORK, GREEN COUNTY, WISCONSIN \***

WHEREAS, the Developer previously recorded a Declaration of Covenants, Restrictions and Conditions for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin, and Developer wishes to amend the original declaration, and

WHEREAS, said restrictive covenants may be amended by the Developer who still owns three-quarters of the lots;

NOW, THEREFORE, the original Declaration of Covenants, Restrictions and Conditions for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin, are amended as follows:

\*Recorded Nov. 14, 2003, Vol. 848 of Records, Page 394, as Doc. No. 455050, in the office of the Register of Deeds for Green County, WI.

Return to: Thomas J. Vale  
P.O. Box 737  
Monroe, WI 53566

1. Single story houses with walk-out basements will be allowed on any lot in the subdivision, provided, however, they must still conform in style to the remaining restrictive covenants.
2. No real estate "For Sale" signs may be placed at the subdivision entrance. The owner of the subdivision will provide a permanent cemented sign on the road to read "Real Estate For Sale." Lot owners or homeowners may place "For Sale" signs on their individual lot. **No contractor signs may be placed along the road.**
3. The Architectural Review Committee must approve the placement of all trees larger than shrubbery in order to preserve views for adjoining lots.
4. Adjacent lot owners can adjust lot lines by mutual agreement, as long as no new lots are created.
5. Any damage to the private common roadways shared by the lot owners or damage to any easement area caused directly by a lot owner or agent, or independent contractors hired by a lot owner causing damage to any roadway or easement, shall be repaired at the cost of the lot owner responsible for the damage.

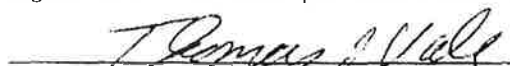
All other provisions of the restrictive covenants remain unchanged.

Dated this 29<sup>th</sup> day of September, 2007.

  
Paul R. Chapman

Authentication

Signature of Paul R. Chapman authenticated this 29<sup>th</sup> day of September, 2007.

  
Thomas J. Vale, State Bar No. 01005724  
Title: Member State Bar of Wisconsin

This instrument was drafted by Thomas J. Vale, attorney at law, a member of the firm of Duxstad, Vale & Bestul, S.C., 1112 17th Avenue, P.O. Box 737, Monroe, WI 53566. TELEPHONE: (608) 325-4924.

**COMPLETE LEGAL DESCRIPTION**

**(Attachment to Amendment to Declaration of Covenants, Restrictions and Conditions  
for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin)**

Lots 25, 26, 27 & 28 of Certified Survey Map No. 3632, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 323-325, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 21, 22, 23 & 24 of Certified Survey Map No. 3633, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 326-328, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 17, 18, 19 & 20 of Certified Survey Map No. 3634, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 329-331, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 10, 11 & 12 and Outlot 1 of Certified Survey Map No. 3636, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 335-337, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 7, 8 & 9 of Certified Survey Map No. 3637, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 338-340, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 4, 5 & 6 of Certified Survey Map No. 3638, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 341-343, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 1, 2 & 3 and Outlot 1 of Certified Survey Map No. 3639, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 344-346, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots One (1) and Two (2) of Certified Survey Map No. 3640, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 347-349, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 13, 14, 15 & 16 of Certified Survey Map No. 3641, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 350-351, recorded in the office of Register of Deeds for Green County, Wisconsin.

Document No.

AFFIDAVIT OF  
CORRECTION

DOCUMENT # 507848

AFFIANT, Paul R. Chapman, hereby swears or affirms that a certain document recorded on the 14th day of November, 2003, in Volume 848, at Page 394, as Document No 455050, and amended in a document recorded on the 31st day of August, 2006, in Volume 978, at Page 462, as Document No. 488005, and further amended in a document recorded on the 9th day of October, 2007, in Volume 1026, at Page 250, as Document No. 500849, which were recorded in Green County, State of Wisconsin, contained the following error:

The "Complete Legal Description" attached to the Declaration of Covenants, Restrictions and Conditions for Lots 1-28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin, and the two Amendments thereto, was incorrect.

AFFIANT makes this Affidavit for the purpose of correcting the above document as follows:

**The second to last paragraph of the legal description (as follows) should be deleted and these lots are not subject to the restrictive covenants.**

Lots One (1) and Two (2) of Certified Survey Map No. 3640, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 347-349, recorded in the office of the Register of Deeds for Green County, Wisconsin.

Recorded  
July 07, 2008 AT 02:00PM

CYNTHIA A MEJDT  
REGISTER OF DEEDS  
GREEN COUNTY, WISCONSIN  
Fee Amount: \$13.00



Return to: Thomas J. Vale  
P.O. Box 737  
Monroe, WI 53566

AFFIANT is the (check one):

- ☐ Drafter of the document being corrected.  
☒ Owner of the property described in the document being corrected.  
☐ Other (explain: \_\_\_\_\_).

The original documents ☐ is ☒ is not attached to this Affidavit (if original document is not attached, please attach legal description and names of grantors and grantees.)

Dated this July 2 day of July, 2008.

Signed: \_\_\_\_\_

Paul R. Chapman

Acknowledgement

STATE OF WISCONSIN )

) ss.

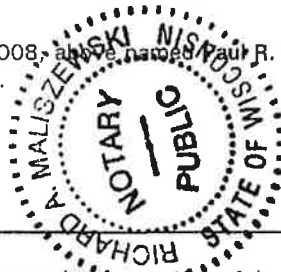
COUNTY OF GREEN )

Personally came before me this 2 day of July, 2008, above named Paul R. Chapman, to me known to be the person who executed the foregoing instrument and acknowledged to same.

Notary Public, State of Wisconsin.

My commission expires April 8, 2012

Richard A. Maliszewski



This instrument was drafted by Thomas J. Vale, attorney at law, a member of the firm of Duxstad, Vale & Bestul, S.C., 1112 17th Avenue, P.O. Box 737, Monroe, WI 53566. TELEPHONE: (608) 325-4924.

**CERTIFIED SURVEY MAP** NO. 3640

By: Robert Talarczyk  
Dated: 2-16-2000

(S89°41'48"E  
S88°36'09"E

2630.56'

2232.66'

36.8' S of  
E/W fence

697.12'

42.7' S of  
E/W fence

316.89' TOTAL  
283.78' R/W

2654.43')  
2654.52'

6' 6"

OLD, WELL ESTABLISHED LINE FENCE

UNPLATTED LANDS

SHED

**LOT 1**  
248,654 SQ. FT.  
(5.71 AC.) Total  
226,437 SQ. FT.  
(5.20 AC.) to R/W

N13°38'36"E

589°37'13"E

411.45'

N79°42'02"E  
33.00'

691.49'

N24°17'20"E

N88°29'37"W

793.92'

827.31'

UNPLATTED LANDS

PLAT OF SURVEY  
By: Todd E. Hasse  
Dated: 7-24-2003

WISCONSIN  
TODD E. HASSE  
S-22  
MONROE  
W  
LAND SURVEY




October 13th

SCALE: 1" = 200'

GRAPHIC BAR

LEGEND:

SCALE: 1" = 200'

-  Cast Aluminum monument found.
-  3/4" solid round Iron rod found.
- ☒ P.K. Nail found in bituminous.
-  3/4" Solid round Iron rod found.
- ☐ 3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.

SHEET 1 OF 3

3640

**CORRECTED COMPLETE LEGAL DESCRIPTION**  
**(Attachment to Affidavit of Correction Regarding Declaration of Covenants,**  
**Restrictions and Conditions for Lots 1-28 of Rockcliffe Subdivision,**  
**Town of York, Green County, Wisconsin for Paul R. Chapman)**

Lots 25, 26, 27 & 28 of Certified Survey Map No. 3632, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 323-325, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 21, 22, 23 & 24 of Certified Survey Map No. 3633, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 326-328, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 17, 18, 19 & 20 of Certified Survey Map No. 3634, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 329-331, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 10, 11 & 12 and Outlot 1 of Certified Survey Map No. 3636, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 335-337, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 7, 8 & 9 of Certified Survey Map No. 3637, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 338-340, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 4, 5 & 6 of Certified Survey Map No. 3638, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 341-343, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 1, 2 & 3 and Outlot 1 of Certified Survey Map No. 3639, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 344-346, recorded in the office of Register of Deeds for Green County, Wisconsin.

Lots 13, 14, 15 & 16 of Certified Survey Map No. 3641, recorded in Vol. 13 of Certified Survey Maps of Green County on Pages 350-351, recorded in the office of Register of Deeds for Green County, Wisconsin.



## AMENDMENT

Document Number

Document Title

AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND  
CONDITIONS FOR LOTS 1-28 OF ROCKCLIFFE SUBDIVISION, TOWN OF YORK,  
GREEN COUNTY, WISCONSIN

DOCUMENT # 536492

Recorded

August 05, 2011 2:00 PM

CYNTHIA A MEUDT

REGISTER OF DEEDS

GREEN COUNTY, WISCONSIN

Fee Amount: \$30.00



## Recording Area

Name and Return Address

Duxstad &amp; Bestul, S.C.

1112 - 17<sup>th</sup> Avenue

P.O. Box 737

Monroe, WI 53566

Parcel Identification Number (PIN)

Prepared by: Alicia M. Augsburg, Duxstad &amp; Bestul, S.C.

P.O. Box 737, Monroe, WI 53566

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004

**AMENDMENT TO  
DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS  
FOR LOTS 1 - 28 OF ROCKCLIFFE SUBDIVISION,  
TOWN OF YORK, GREEN COUNTY, WISCONSIN**

WHEREAS, the Developer previously filed a Declaration of Covenants, Restrictions and Conditions for Lots 1 - 28 of Rockcliffe Subdivision, Town of York, Green County, Wisconsin, dated November 14, 2003, and recorded in the office of the Register of Deeds for Green County Wisconsin, in Volume 848, Page 394, as Document Number 455050; and

WHEREAS, the Developer amended the Declaration of Covenants, Restrictions and Conditions by filing an Amendment to Declaration of Covenants, Restrictions and Conditions dated June 3, 2005 and recorded in the office of the Register of Deeds for Green County, Wisconsin on June 6, 2005 in Vol. 921 of Records, Page 524 as Doc. No. 473765; and

WHEREAS, the Developer further amended the Declaration of Covenants, Restrictions and Conditions by filing an an Amendment to Declaration of Covenants, Restrictions and Conditions dated August 28, 2006 and recorded in the office of the Register of Deeds for Green County, Wisconsin on August 31, 2006 in Vol. 978 of Records, Page 462 as Doc. No. 488005;

WHEREAS, the Developer further amended the Declaration of Covenants, Restrictions and Conditions by filing an Amendment to Declaration of Covenants, Restrictions and Conditions dated September 29, 2007 and recorded in the office of the Register of Deeds for Green County, Wisconsin on October 9, 2007 in Vol. 1026 of Records, Page 250 as Doc. No. 50084; and

WHEREAS, an Affidavit of Correction was recorded by an instrument dated July 2, 2008 and recorded in the office of the Register of Deeds for Green County, Wisconsin on July 7, 2008 in Vol. 1053 of Records, Page 327 as Doc. No. 507848; and

WHEREAS, said Covenants, Restrictions and Conditions may be amended by the Developer who still owns three- quarters of the lots;

NOW, THEREFORE, the Developer hereby states that the Declaration of Covenants, Restrictions and Conditions be futher amended as follows:

ARTICLE V - ARCHITECTURAL RESTRICTIONS, Fences is amended to read as follows:

No fences or walls shall be erected without the prior approval of the Architectural Review Committee. Fences are encouraged, but will be strictly regulated. Picket (painted/vinyl), iron (traditional), split rail and other attractive fencing types will be allowed. Woven wire fencing will be permitted on Lots 25 through 28, along the road, between Lot 4 and the remainder of the

Plat and Lot 6 and the remainder of the Plat. Barbed wire fencing will not be permitted except where the Lots abut farmland.

ARTICLE V - ARCHITECTURAL RESTRICTIONS, Accessory Buildings is amended to read as follows:

Accessory buildings are expressly prohibited in the front or side yard of any Lot but may be constructed in the rear yard of a Lot with the prior written approval of the Architectural Review Committee. Such accessory buildings shall not exceed 30 feet in width by 36 feet in length by 30 feet in height to peak. Accessory buildings must match the house in materials (i.e. siding, roofing, construction). No metal pole buildings will be permitted.

ARTICLE VI - USE RESTRICTIONS, Parking of Vehicles is amended to read as follows:

The parking or storage of automobiles, service vehicles, tractors, lawn tractors, trailers, boats, travel trailers, mobile homes, campers, snowmobiles, motorcycles and other recreational vehicles is prohibited unless they are kept in garages. Semi-tractors and trucks of over one ton capacity shall not be temporarily or permanently kept on any Lot unless they are garaged. This shall not prohibit the temporary parking of such vehicles for the purposes of loading, unloading or providing services of a temporary nature to the owner of such lot where the semi-tractor or truck is located.

ARTICLE VI - USE RESTRICTIONS, Pets is amended to read as follows:

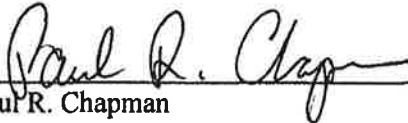
No animals, livestock, i.e., cattle, horses, pigs, donkeys, llamas, alpaca, reptiles, birds or poultry of any kind shall be raised, bred or kept on any lot, except horses shall be permitted on the following lots with the following restrictions:

- a. Lots One (1) through Six (6), provided that they are not bred for any commercial purposes;
- b. Lots Twenty-Five (25) through Twenty-Eight (28), provided that a minimum of two (2) lots are owned at one time when horses are kept on said lots and the horses are not kept, bred, or maintained for any commercial purposes.

Not more than three (3) domestic pets may be permanently kept on any Lot, provided that they are not kept, bred, or maintained for any commercial purposes. All domestic pets must be housed within the principal structure and no external kennels will be allowed except for stables constructed on the Lots where horses are permitted. Commercial animal boarding, kenneling or treatment is expressly prohibited whether for fee or not. No Owner may keep a dog whose barking creates a nuisance to neighbors. When outside the principle residence, dogs must be on leash or under control of underground pet fence with collar. No animal having vicious propensities shall be kept or maintained either inside or outside the principle dwelling. All pet owners are responsible for their pets waste if going beyond their lot lines.

All other provisions of the Covenants, Restrictions and Conditions remain in full force and effect.

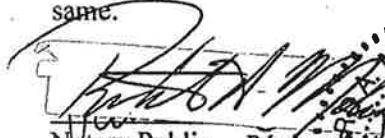
Dated this 5<sup>th</sup> day of August, 2011.

  
Paul R. Chapman

#### ACKNOWLEDGMENT

State of Wisconsin                    )  
  ) ss.  
County of Green                        )

Personally came before me this \_\_\_\_\_ day of August, 2011, the above named Paul R. Chapman, to me known to be the person who executed the foregoing instrument and acknowledged the same.

  
Notary Public Richard A. Maliszewski  
My Commission Expires April 8, 2012

