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**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LOTS 1-8, LOTS 12-26 AND OUTLOTS 1-5
IN PHASE 1 COPPER CREEK CROSSING**

Return To:

William R. Kutsunis, Esq.
Kutsunis Law Office, LLC
1001 N. Gammon Road, Suite 3
Middleton, WI 53562

See Exhibit A attached

Parcel Identification Numbers (PIN)

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOTS 1-8, LOTS 12-26 AND OUTLOTS 1-5 IN PHASE 1 COPPER CREEK CROSSING (this "Amendment") is made effective this the 28 day of May, 2020 and is entered into by CTH Investments, LLC, a Wisconsin limited liability company ("Declarant"), as the owner of Lots 1-8, Lots 12-19, Lots 21-26 and Outlots 1-5 in Phase 1 Copper Creek Crossing, and by Ryan G. Hayes ("Hayes"), as the owner of Lot 20 in Phase 1 Copper Creek Crossing.

RECITALS:

- A. Declarant and Hayes entered into a Declaration of Covenants, Conditions and Restrictions for Lots 1-8, Lots 12-26 and Outlots 1-5 in Phase I Copper Creek Crossing, which was recorded with the Sauk County Register of Deeds on July 15, 2019 as Document No. 1182880 (the "Declaration").
- B. The property subject to the Declaration is described on Exhibit A attached hereto.
- C. Pursuant to Article 10, Section 10.1 of the Declaration, the Declaration may be amended by recording an instrument executed by or on behalf of the Owners of at least seventy-five (75%) of the Lots subject to the Declaration, and with Declarant's written consent.
- D. Declarant owns Lots 1-8, Lots 12-19, Lots 21-26 and Outlots 1-5 in Phase 1 Copper Creek Crossing and Hayes owns Lot 20 in Phase 1 Copper Creek Crossing.
- E. Declarant and Hayes desire to amend the Declaration in order to delete and remove the provision which prohibits manufactured homes.

NOW, THEREFORE, Declarant and Hayes hereby agree that the Declaration shall be and is hereby amended in the following manner.

1. Article 5, Section 5.4.J, which provides that no mobile or manufactured homes, whatsoever, shall be permitted on any Lot within the Property, is hereby deleted in its entirety and replaced with the following language:

“J. **Mobile Homes.** No mobile homes shall be permitted on any Lot within the Property.”

As a result of this revised Article 5, Section 5.4.J, manufactured homes are no longer prohibited, and are now permitted, within the Property. However, for confirmation purposes, all of the other provisions of the Declaration apply to manufactured homes to the same extent as they are applicable to any other improvements within the Property (on any Lot), including without limitation, those provisions requiring ACC approval as described in Article 7 of the Declaration.

2. Except as modified by this Amendment, all remaining terms and conditions of the Declaration shall remain in full force and effect and are hereby ratified and confirmed.

IN WITNESS WHEREOF, this Amendment has been executed effective as of the day and year first above written.

DECLARANT:

CTH INVESTMENTS, LLC, a Wisconsin limited liability company

By: Cornerstone Management Group, LLC, Member

By: _____

Jason R. Kadow, Manager

STATE OF WISCONSIN)

COUNTY OF DANE)

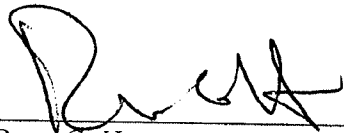
On this 28 day of May, 2020, Jason R. Kadow, as the Manager of Cornerstone Management Group, LLC, which is the Member of CTH Investments, LLC, to me personally known, acknowledged that he signed the above instrument for the purposes described herein.

Teri A. Green
Notary Public
State of Wisconsin

Teri A. Green
Name: Teri A. Green
Notary Public, State of Wisconsin
My Commission: 7/14/23

[Signatures continue on the following page]

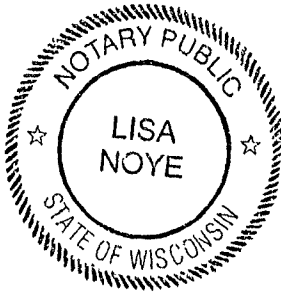
HAYES:

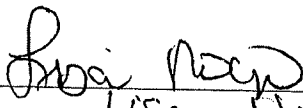


Ryan G. Hayes

STATE OF WISCONSIN)
) ss
COUNTY OF Sauk)

Personally came before me this 28 day of May, 2020, the above named Ryan G. Hayes to me known to be the person who executed the foregoing instrument and acknowledged the same.





Lisa Noye
Notary Public, State of Wisconsin
My commission: 02/07/2023

This instrument was drafted by:

William R. Kutsunis, Esq.
Kutsunis Law Office, LLC
1001 N. Gammon Road, Suite 3
Middleton, WI 53562

First Amendment to Declaration of Protective Covenants, Conditions and Restrictions
for Lots 1-8, Lots 12-19, Lots 21-26 and Outlots 1-5 in Phase 1 Copper Creek Crossing

EXHIBIT A
[Property Subject to Declaration]

Lots 1, 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Phase 1 Copper Creek Crossing, in the Town of Reedsburg, County of Sauk, State of Wisconsin.

AND

Outlots 1, 2, 3, 4 and 5, Phase 1 Copper Creek Crossing, in the Town of Reedsburg, County of Sauk, State of Wisconsin.

Parcel Numbers:

Lot 1	030-1174-00000
Lot 2	030-1175-00000
Lot 3	030-1176-00000
Lot 4	030-1177-00000
Lot 5	030-1178-00000
Lot 6	030-1179-00000
Lot 7	030-1180-00000
Lot 8	030-1181-00000
Lot 12	030-1185-00000
Lot 13	030-1186-00000
Lot 14	030-1187-00000
Lot 15	030-1188-00000
Lot 16	030-1189-00000
Lot 17	030-1190-00000
Lot 18	030-1191-00000
Lot 19	030-1192-00000
Lot 20	030-1193-00000
Lot 21	030-1194-00000
Lot 22	030-1195-00000
Lot 23	030-1196-00000
Lot 24	030-1197-00000
Lot 25	030-1198-00000
Lot 26	030-1199-00000

Outlot 1	030-1200-00000
Outlot 2	030-1201-00000
Outlot 3	030-1202-00000
Outlot 4	030-1203-00000
Outlot 5	030-1204-00000