

Unofficial Text (See Printed Volume).

COVENANTS AMENDMENT

Pine Ridge Estates 3rd Addition Legal

DESCRIBED AS FOLLOWS: Commencing at an iron pipe monument at the East ¼ corner of said Section 14; thence S. 89°45'15"W. along the East-West centerline of said Section, 1232.84 feet; thence S.23°55'W. 76.85 feet to the most Southerly corner of Lot 8, Pine Ridge Estates, also being at the place of beginning for the land to be herein described; thence continuing S.23°55'W. 175.21 feet; thence S.0°32'40"W. 1258.20 feet; thence S.43°33'50"W. 52.36 feet to Meander Corner No. 1 of the description; thence continuing S.43°33'50"W. 62.2 feet, more or less to the Northerly bank of Rock River; thence Northwesterly along said Northerly bank, 517 feet, more or less to a point; thence North 64.1 feet, more or less to Meander Corner No. 2 of this description, said Meander Corner No. 2 located from Meander Corner No. 1, as follows: beginning at Meander Corner No. 1; thence N.74°23'25"W. 525.91 feet to said Meander Corner No. 2; thence North 686.58 feet; thence N.65°33'05"W. 604.15 feet; thence N.0°00'15"E. 360.0 feet; thence N.17°28'10" E. 88.0 feet to the most Southerly corner of Hickory Bluff; thence N.66°48'10"E. along the Southeasterly line of said Hickory Bluff, 644.70 feet to the most Westerly corner of said Pine Ridge Estates; thence S.56°06'E. along the Southwesterly line of said Estates, 434.93 feet to the most Southerly corner of Lot 9 of said Estates; thence S.88°50'05"E. 83.22 feet to the most Westerly corner of said Lot 8; thence S.56°06'E. continuing along said Southwesterly line, 135.38 feet to the place of beginning. Containing 29 acres, more or less.

Timothy A. Weber, being first duly sworn on oath,
Deposes and states as follows:

- 1. B-2 add: 3rd sentence after any lot except Lot # 52. If a fence, or a
- 1. B-5 add: All homes shall be placed in accordance with the following minimum setbacks, or City of Janesville standard set back whichever is greater:
 - Front yard 25'
 - Side yard 8'
 - Rear yard 15'
- 2. B-14-A add: If the owner of any lot described in "Part A Preamble", after reasonable notice, fails or refused to perform the maintenance described herein, the Architectural Control Committee, through its duly authorized agents or employees, shall have the right to enter upon said lot at reasonable hours to perform said maintenance. The costs of the materials equipment and labor to perform such maintenance plus 20% handling fee shall become an assessment against said lot enforceable by filing a lien with the Rock County Clerk of Circuit Court. Assessments which are not paid on time shall bear interest at the rate which is the higher of 12% per annum or 2% above the prime interest rate floating as established by M&I Janesville Bank, its successors or assigns, until paid in full. Assessments which are not paid on time shall bear interest at the rate which is the higher of 12%per annum or 2% above the prime interest rate floating as established by M&I Janesville Bank, its successors or assigns, until paid in full. Assessments not paid within 45 days of their due date shall be subject to the filing of a lien with the Clerk of Courts, which lien may be collected as provided by law with all cost of collection, including attorney's fees, paid by the delinquent lot owner.

WEDCO, INC GENERAL CONTRACTORS

By: _____
Timothy A. Weber – President

Subscribed and sworn to before me
This ____ day of _____, 2001

Notary Public, State of Wisconsin
My Commission Expires: _____

This document was drafted by: Timothy A. Weber - President
Webco Inc. General Contractors