

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR
MAMMOTH CONSERVANCY**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MAMMOTH CONSERVANCY (this "Amendment") is made by Sand Valley Development II, LLC, a Wisconsin limited liability company ("Developer") and the Mammoth Conservancy HOA, Inc., a Wisconsin nonstock corporation (the "Association"), as of October 1, 2023 ("Effective Date").

RECITALS

WHEREAS, the Developer executed that certain Declaration of Covenants, Conditions, Restrictions and Easements for Mammoth Conservancy, dated December 22, 2021, recorded with the Adams County Register of Deeds on December 22, 2021, as Document No. 568787 (the "Declaration"); and

WHEREAS, the Declaration encumbers all lands known as Mammoth Conservancy, a residential development situated in the Town of Rome, Adams County, State of Wisconsin, consisting of seven residential Lots surrounded by open space, as more particularly described on the attached Exhibit A (the "Development"); and

WHEREAS, Section 7 of the Declaration provides that all improvements constructed upon a Lot within the Development must be located within the Permitted Building Envelope for such Lot;

WHEREAS, the Developer desires to amend the Declaration to modify the Permitted Building Envelope for Lot 4 of CSM 6646, which is sometimes also referred to as Lot 7 of the Development.

AMENDMENT

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

1. The last page of Exhibit C to the Declaration, labeled "Lot 7 Building Envelope, Sheet 7 of 7," is hereby replaced with the page attached to this Amendment as Exhibit B, which page has a revision date of September 28, 2023.

581400

**RECORDED-ADAMS COUNTY WI
REGISTER OF DEEDS OFFICE
JULIE A. SCHNOLIS-REGISTER
10/16/2023 03:46 PM
RECORDING FEE: 30.00
TRANSFER FEE:
DOR EXEMPT #:
OF PAGES: 5**

****The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.****

Recording Area

Name and Return Address:

Sand Valley Development II, LLC
Attn: Michael Keiser
875 N. Michigan Ave. Suite
3920
Chicago, IL 60611

Parcel Identification Number:

See attached Exhibit A

2. Capitalized terms used herein shall have the same meaning given to them in the Declaration unless otherwise specified.

3. Except as modified by this Amendment, all of the terms, covenants, conditions and provisions of the Declaration shall remain and continue unmodified, in full force and effect.

4. This Amendment shall be governed in all respects by the laws of the State of Wisconsin.

IN WITNESS WHEREOF, this Amendment is made as of the Effective Date.

DEVELOPER:

Sand Valley Development II, LLC

By: _____

Michael L. Keiser, Authorized Representative

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this 3rd day of October, 2023, the above-named Michael L. Keiser, as the Authorized Representative of Sand Valley Development II, LLC, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

Name: Charissa M. Lomonico
Notary Public, State of Wisconsin
My Commission: is permanent

This instrument was drafted by:
Daniel A. O'Callaghan, Esq.
Carlson Black O'Callaghan & Battenberg LLP

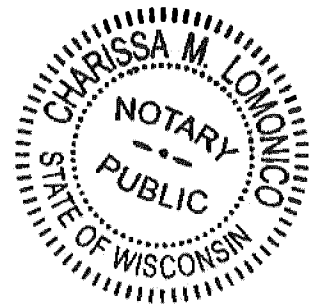


EXHIBIT A

LEGAL DESCRIPTION OF THE DEVELOPMENT

Residential Lots:

Lots 1, 2 and 3 of Certified Survey Map No. 6645, Town of Rome, Adams County, Wisconsin.

AND

Lots 1, 2, 3 and 4 of Certified Survey Map No. 6646, Town of Rome, Adams County, Wisconsin.

Open Space:

ALL OF:

Parcel 1: The Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty-Five (25), Township Twenty (20) North, Range Five (5) East, in the Town of Rome, County of Adams, State of Wisconsin.

Parcel 2: The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Twenty-Five (25), Township Twenty (20) North, Range Five (5) East, in the Town of Rome, County of Adams, State of Wisconsin; LESS AND EXCEPT Lot One (1) of Certified Survey Map No. 6160 recorded in Document No. 539765; ALSO LESS AND EXCEPT the plat of SV Homes, a recorded subdivision in Document No. 542617.

Parcel 3: Out Lot Three (3), SV Homes, a recorded plat, in the Town of Rome, County of Adams, State of Wisconsin.

LESS AND EXCEPT:

Lots 1, 2 and 3 of Certified Survey Map No. 6645, Town of Rome, Adams County, Wisconsin.

AND LESS AND EXCEPT:

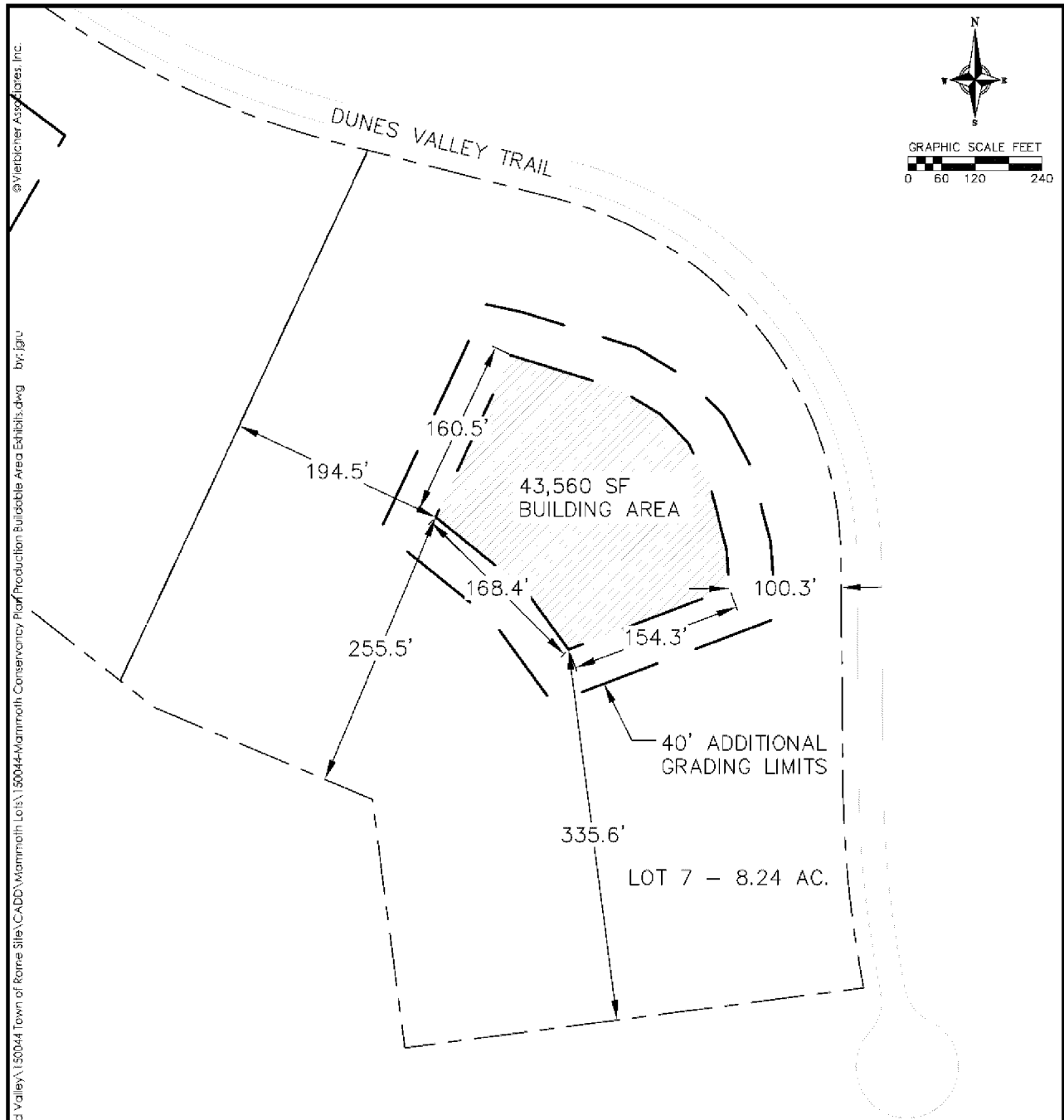
Lots 1, 2, 3 and 4 of Certified Survey Map No. 6646, Town of Rome, Adams County, Wisconsin.

AND LESS AND EXCEPT:

Part of Outlot 3 of SV Homes, as recorded in File 3, Envelope 8, as Document Number 542617, Adams County Register of Deeds, and part of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter, Section 25, Township 20 North, Range 05 East, Town of Rome, Adams County, Wisconsin being more fully described as follows: Beginning at the northeasterly corner of Lot 2, Certified Survey Map Number 6645, as recorded in Document Number 568139, Adams County Register of Deeds and Reference Point #5; thence 132.32 feet along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 126°21'10", and a chord bearing N18°55'49"W, 107.09 feet to a non-tangential curve; thence 29.71 feet along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 68°04'51", and a chord bearing N48°03'58"W, 27.99 feet; thence N14°01'32"W, 75.15 feet to a point of curvature; thence 20.72 feet along the arc of a curve to the left, having a radius of 76.00 feet, a central angle of 15°37'26", and a chord bearing N21°50'15"W, 20.66 feet; thence N29°38'58"W, 175.17 feet to a point of curvature; thence 12.51 feet along the arc of a curve to the right, having a radius of 24.00 feet, a central angle of 29°52'03", and a chord bearing N14°42'57"W, 12.37 feet; thence N00°13'05"E, 55.10 feet to a point of curvature; thence 65.47 feet along the arc of a curve to the right, having a radius of 174.00 feet, a central angle of 21°33'34", and a chord bearing N10°59'52"E, 65.09 feet; thence N21°46'39"E, 138.32 feet; thence N90°00'00"E, 261.15 feet to the southwesterly corner of Lot 3, Certified Survey Map Number 6646, as recorded in Document Number 568140, Adams County Register of Deeds; thence S66°12'22"E along the southwesterly line of said Lot 3, CSM No. 6646, 325.12 feet; thence continuing along said southwesterly line, S34°00'00"E, 178.93 feet; thence continuing along said southwesterly line, S51°46'38"E, 258.60 feet to a point on the southwesterly line of Lot 4, said CSM No. 6646; thence S67°07'03"E along said southwesterly line, 212.99 feet; thence continuing along said southwesterly line, S07°26'52"E, 292.04 feet to the south line of said Northeast Quarter; thence N89°33'08"W along said south line, 543.70; thence continuing along said south line, N89°33'08"W, 422.57 feet to the easterly line of said Lot 3, CSM No 6645; thence N07°03'52"W along said easterly line, 182.00 feet to the point of beginning; Said description containing 628,682 square feet, more or less.

Parcel Identification Numbers: 030017900822, 030017900823, 030017900824, 030017900825, 030017900821, 030017900820, 030017900827, 030003110025, 030017900826

EXHIBIT B



NOTE: LOT LINES AND BUILDING ENVELOPE EXTENTS MAY NOT BE PARALLEL. BUILDABLE AREA AND GRADING LIMITS ARE TO BE LOCATED AND STAKED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION.

vierbicher
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Phone: (800) 261-3898



LOT 7 BUILDING ENVELOPE
MAMMOTH RESIDENCES - EXHIBIT C
TOWN OF ROME
ADAMS COUNTY, WISCONSIN

DATE	11/29/2021	REV.	09/28/2023
DRAFTER	AGEH	SHEET	
CHECKED	JKAS		
PROJECT NO.	150044		
		7	OF 7