

COPY

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FIRST AMENDMENT TO ALMA HILLS OWNERS' ASSOCIATION DECLARATION, PROVISIONS, RULES AND UTILITY EASEMENT

WHEREAS, Secluded Land Company II, LLC was the original Declarant of the Alma Hills Owners' Association Declaration, Provisions, Rules and Utility Easement dated November 28, 2007 and recorded at the Office of the Buffalo County Register of Deeds on December 4, 2007 in Volume 435 of Records, Page 117 as Document No. 233924.

WHEREAS, SECTION XI: AMENDMENT subparagraph D) of said Declaration states: "Declarant does hereby reserve the right, in its sole discretion, to amend this Declaration for a period of ten years from the date of this Declaration."

GAROL J. BURMEISTER
Register of Deeds
Buffalo County, WI

Rec. for Record Nov 12, 2009
At 9:30 O'clock A.M
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Carol G. Burmeister
Register

Pd #31-

Return To:

Secluded Land Company, LLC
P.O. Box 10
DeSoto, WI 54624

201-00460-0000, 201-00463-0010
201-00465-0000, 201-00466-0000
201-00468-0010, 201-00480-0000
201-00480-0000

Parcel Identification Numbers

NOW THEREFORE, Declarant does hereby give notice to all future purchasers, their successors and/or assigns of any portion of the Property hereinbefore described and whosoever it may concern that said Declaration is amended as follows:

Exhibit A of said original Declaration is hereby deleted in its entirety and replaced with attached Exhibit A-1.

Exhibit B of said original Declaration is hereby deleted in its entirety and replaced with attached Exhibits B-1 and B-2.

The first paragraph of SECTION I: PURPOSE AND MEMBERSHIP of said original Declaration is hereby deleted in its entirety and replaced with the following:

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"The Alma Hills Owners' Association (hereinafter "Association") is organized for the use and enjoyment of all persons owning lands within the Property and for maintaining, preserving, supervising and regulating use of:

- A) That certain roadway identified as Outlot 1 on the Plat of Alma Hills and the road easement areas described on attached Exhibits C-1 and C-2. The Association shall maintain the full roadway width of 22 feet throughout the winter season to allow access to all emergency vehicles;
- B) All stormwater management and erosion control features associated with roadway construction and maintenance, if any, located anywhere on the Property; and
- C) Each lot as described on attached Exhibit A;
- D) Subdivision Identification Signage Easement Areas as described on attached Exhibits D-1, D-2 and D-3. The Association is authorized to install, maintain and repair subdivision identification signage within the foregoing easement areas."

SECTION IX: RESTRICTIVE COVENANTS, ASSIGNMENT AND SUCCESSION of said original Declaration is hereby deleted in its entirety and replaced with the following:

"SECTION IX: RESTRICTIVE COVENANTS, ASSIGNMENT AND SUCCESSION

The terms, covenants, conditions and restrictions of this Declaration constitute a restrictive covenant running with the land, along with any other rules and regulations approved by the Association. Upon conveyance or transfer of an ownership interest in a particular parcel of land, the membership duties and obligations arising hereunder shall automatically be conveyed, transferred and assigned to the new owner(s), who shall automatically succeed to the duties arising hereunder.

Declarant hereby gives notice to all purchasers, and their successors, of any portion of the Property and whosoever it may concern that Lots 2-5 (inclusive), 11-20 (inclusive), 25-29 (inclusive), 31-37 (inclusive) and 39-42 (inclusive), as more fully described on attached Exhibit A, are subject to the covenants, conditions and restrictions on attached Exhibit B-1 which are for the benefit of and pass with said Lots, and shall apply to and bind each successor in interest and any owner thereof.

Declarant hereby gives notice to all purchasers, and their successors, of any portion of the Property and whosoever it may concern that Lots 30 and 38, as more fully described on attached Exhibit A, are subject to the covenants, conditions and restrictions on attached Exhibit B-2 which are for the benefit of and pass with said Lots, and shall apply to and bind each successor in interest and any owner thereof."

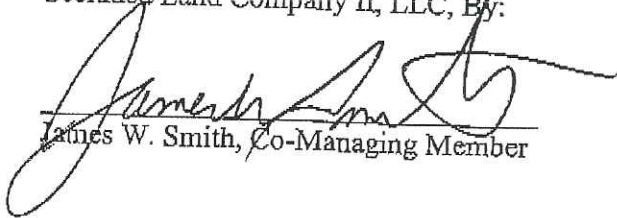
All other terms of said Alma Hills Owners' Association Declaration, Provisions, Rules and Utility Easement as amended, remain in full force and effect.

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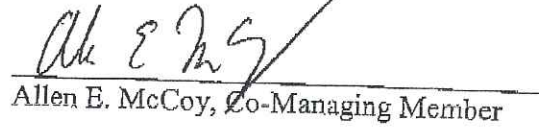
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Dated this 10th day of November, 2009

Secluded Land Company II, LLC, By:


James W. Smith, Co-Managing Member


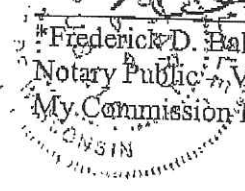
Secluded Land Company II, LLC, By:


Allen E. McCoy, Co-Managing Member

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of Vernon)

Personally came before me this 10th day of November, 2009 the above-named James W. Smith and Allen E. McCoy, Co-Managing Members, to me known to be the persons who executed the foregoing instrument and acknowledge the same.


*Frederick D. Balsley
Notary Public, Vernon County, Wisconsin
My Commission Expires: 05/18/2012


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Lots 1-20 (inclusive), Lots 25-30 (inclusive) and Lots 32-37 (inclusive) of the Plat of Alma Hills recorded at the Office of the Buffalo County Recorder on November 21, 2007 in Volume 2 Plats on Page 65 as Document No. 233798. Said plat being located in the NE $\frac{1}{4}$ - NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ - NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ - NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ - NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ - SE $\frac{1}{4}$ and in Government Lot 7, Section 13, T21N, R13W, City of Alma, Buffalo County, Wisconsin.

Lot 38 of the Buffalo County Certified Survey Map No. 3CSM161 recorded at the Office of the Buffalo County Recorder on November 21, 2007 in Volume 3 CSM on Page 161 as Document No. 233799. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 13, T21N, R13W, City of Alma, Buffalo County, Wisconsin. Also being Part of Lot 31 of Alma Hills Subdivisions.

Lots 39-42 (inclusive) of the Buffalo County Certified Survey Map No. 4CSM8 recorded at the Office of the Buffalo County Recorder on September 22, 2008 in Volume 4 CSM on Page 8 as Document No. 236697. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 13, T21N, R13W, City of Alma, Buffalo County Wisconsin.

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PROTECTIVE COVENANTS

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1. No "single-wide" manufactured homes, mobile homes or buses shall be placed upon the property herein conveyed. Single-wide manufactured homes and mobile homes include any and all such trailers or structures having had wheels and/or axles attached at any time, whether placed on a foundation or not.
2. Campers, fifth-wheelers, motor coaches, motor homes and similar recreational vehicles are not permitted on the property unless attended within a 48-hour period.
3. Unregistered or abandoned vehicles, trash, or junk may not remain on the property.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the property.
5. All structures erected on the property shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The residential structure(s) erected on the property must have a minimum of 1,000 square feet of living space.
7. Should any improvements on the property be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed or restored to a neat exterior appearance in line with the building requirements above set forth.
8. Lots less than 10 acres in size are restricted against commercial timbering, unless the same party owns adjoining lots totaling 10 acres or more. Any commercial harvesting of timber must be consistent with an approved Wisconsin Department of Natural Resources forestry plan.
9. The property is restricted against commercialization.
10. During the time in which Secluded Land Company, LLC, or its agents, are selling lots in this subdivision no advertising signs of any nature, including "For Sale" signs may be placed on the property except by Secluded Land Company, LLC, or its agents.
11. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
12. These protective covenants shall run with the land.
13. Each lot owner in the subdivision has standing to sue for enforcement of any of these protective covenants.
14. In the event any portion of any of these protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

PC-2J AH

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1. No "single-wide" manufactured homes, mobile homes or buses shall be placed upon the property herein conveyed. Single-wide manufactured homes and mobile homes include any and all such trailers or structures having had wheels and/or axles attached at any time, whether placed on a foundation or not.
2. The use and/or storage of campers, fifth-wheels, motor coaches, motor homes and other similar recreational vehicles shall be permitted to the extent allowed under State and Local zoning regulations, but is further subject to the following provisions: Unhoused storage of campers, fifth-wheels, motor coaches, motor homes and other similar recreational vehicles is prohibited between December 1 and April 30. All recreation vehicles must remain visually inconspicuous if possible from any waterways and roadways.
3. Unregistered or abandoned vehicles, trash, or junk may not remain on the property.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the property.
5. All structures erected on the property shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The residential structure(s) erected on the property must have a minimum of 750 square feet of living space.
7. Should any improvements on the property be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.
8. Lots less than 10 acres in size are restricted against commercial timbering, unless the same party owns adjoining lots totaling 10 acres or more. Any commercial harvesting of timber to be consistent with an approved Wisconsin Department of Natural Resources forestry plan.
9. The property is restricted against commercialization.
10. During the time in which Secluded Land Company, LLC, or its agents, are selling lots in this subdivision no advertising signs of any nature, including "For Sale" signs may be placed on the property except by Secluded Land Company, LLC or its agents.
11. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
12. These protective covenants shall run with the land.
13. Each lot owner in the subdivision has standing to sue for enforcement of any of these protective covenants.
14. In the event any portion of any of these protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

PC-3J AH

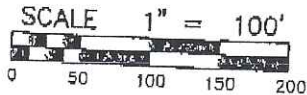
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PRIVATE ROAD EASEMENT SKETCH

LOCATED IN THE NE1/4 OF THE NW1/4, SECTION 13, T21N, R13W, AND IN LOTS 1-3, ALMA HILLS, CITY OF ALMA, BUFFALO COUNTY WISCONSIN.



CURVE DATA

CURVE	RADIUS	DELTA	ARC L	CHORD BRG.	CHORD L.
C1	50.00	106°35'17"	93.02	N26°51'58"E	80.17

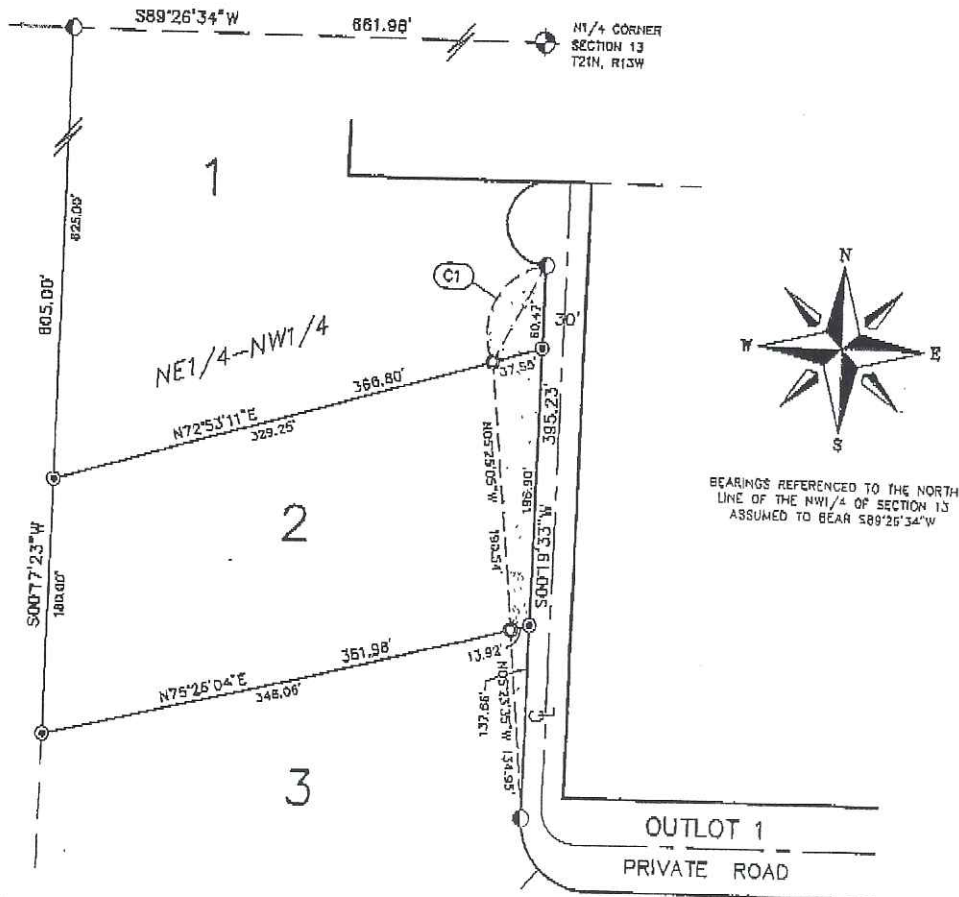
LEGEND

- ⊙ EXISTING 3" PIPE W/BRASS CAP
- ⊙ EXISTING 1 1/4" DIA. IRON PIPE
- ⊙ EXISTING 3/4" DIA. IRON ROD
- ⊙ SET 3/4" DIA. X 24" IRON RE-BAR, 1.50 LBS./LIN.FT.
- ▭ PRIVATE ROAD EASEMENT

SURVEYOR'S CERTIFICATE:

I, WILLIAM R. BULAWA, WISCONSIN REGISTERED LAND SURVEYOR #2187, HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT BY THE DIRECTION OF SECLUDED LAND CO., AND THAT THAT SAID SURVEY AND PLAT ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VIERBICHER ASSOCIATES, INCORPORATED DATE
 WILLIAM R. BULAWA, REGISTERED LAND SURVEYOR #2187



BEARINGS REFERENCED TO THE NORTH LINE OF THE NW1/4 OF SECTION 13 ASSUMED TO BEAR S89°26'34\"/>

THIS INSTRUMENT DRAFTED BY J. SCHWEDER

Exhibit C-1

240474 ALMA HILLS PRIVATE ROAD EASEMENT DESCRIPTIONS

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LOT 1 PRIVATE ROAD EASEMENT DESCRIPTION

Located in the Northeast Quarter of the Northwest Quarter, Section 13, T21N, R13W, and in Lot 1, Alma Hills, City of Alma, Buffalo County, Wisconsin, described as follows:
Commencing at the North Quarter Corner of Section 13, T21N, R13W; thence S89°26'34"W, 661.98 feet to the northwest corner of Lot 1, Alma Hills; thence S00°17'23"W, 625.00 feet to the southwest corner of said Lot 1; thence N72°53'11"E, 329.25 feet along the southerly line of said Lot 1 to a ¾" diameter iron rod at the Point of Beginning; thence northerly, 93.02 feet along the arc of a non tangent curve to the right having a radius of 50.00 feet and a central angle of 106°35'17", the long chord of which bears N26°51'58"E, 80.17 feet, to the end of said curve, being on the easterly line of said Lot 1; thence S00°19'33"W, 60.47 feet to the southeast corner of said Lot 1; thence S72°53'11"W, 37.55 feet to the Point of Beginning. Containing 0.05 Acres, more or less.

LOT 2 PRIVATE ROAD EASEMENT DESCRIPTION

Located in the Northeast Quarter of the Northwest Quarter, Section 13, T21N, R13W, and in Lot 2, Alma Hills, City of Alma, Buffalo County, Wisconsin, described as follows:
Commencing at the North Quarter Corner of Section 13, T21N, R13W; thence S89°26'34"W, 661.98 feet to the northwest corner of Lot 1, Alma Hills; thence S00°17'23"W, 625.00 feet to the northwest corner of Lot 2, Alma Hills; thence N72°53'11"E, 329.25 feet along the northerly line of said Lot 2 to a ¾" diameter iron rod at the Point of Beginning; thence continuing N72°53'11"E, 37.55 feet to the northeast corner of said Lot 2; thence S00°19'33"W, 196.90 feet to the southeast corner of said Lot 2; thence S75°26'04"W, 13.92 feet to a ¾" diameter iron rod; thence N06°25'05"W, 190.54 feet to the Point of Beginning. Containing 0.11 Acres, more or less.

LOT 3 PRIVATE ROAD EASEMENT DESCRIPTION

Located in the Northeast Quarter of the Northwest Quarter, Section 13, T21N, R13W, and in Lot 3, Alma Hills, City of Alma, Buffalo County, Wisconsin, described as follows:
Commencing at the North Quarter Corner of Section 13, T21N, R13W; thence S89°26'34"W, 661.98 feet to the northwest corner of Lot 1, Alma Hills; thence S00°17'23"W, 805.00 feet to the northwest corner of Lot 3, Alma Hills; thence N75°26'04"E, 348.06 feet along the northerly line of said Lot 3 to a ¾" diameter iron rod at the Point of Beginning; thence continuing N75°26'04"E, 13.92 feet to the northeast corner of said Lot 3; thence S00°19'33"W, 137.86 feet along the east line of said Lot 3; thence N05°23'35"W, 134.95 feet to the Point of Beginning. Containing 0.02 Acres, more or less.

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ALMA HILLS SIGN EASEMENT DESCRIPTION

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LOT 13 SIGN EASEMENT DESCRIPTION

Located in the Southwest Quarter of the Northeast Quarter, Section 13, T21N, R13W, and in Lot 13, Alma Hills, City of Alma, Buffalo County, Wisconsin, described as follows:
Commencing at the North Corner of Lot 13, Alma Hills; thence southeasterly, 140.92 feet along the easterly line of said Lot 13, being the arc of a curve to the right having a radius of 367.00 feet and a central angle of $22^{\circ}00'00''$, the long chord of which bears $S33^{\circ}00'00''E$, 140.05 feet, to the Point of Beginning; thence southeasterly, 12.81 feet along the easterly line of said Lot 13, being the arc of a curve to the right having a radius of 367.00 feet and a central angle of $2^{\circ}00'00''$, the long chord of which bears $S21^{\circ}00'00''E$, 12.81 feet, to the end of said curve; thence $S70^{\circ}00'00''W$, 15.00 feet; thence $N21^{\circ}00'00''W$, 12.29 feet; thence $N68^{\circ}00'00''E$, 15.00 feet to the Point of Beginning. Containing 190 Square Feet, more or less.