

**AMENDMENT TO THE ROLLING FIELDS
SUBDIVISION DECLARATION OF
RESTRICTIONS, COVENANTS AND
EASEMENTS**

Document # **2625540**
RACINE COUNTY REGISTER OF DEEDS
April 05, 2022 4:04 PM

Karie Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

**The above recording information verifies
this document has been electronically recorded**
Returned to Bjelajac & Kallenbach
Pages: 7

Document Number

Title of Document

The real property affected by this document is described in the document attached hereto.

From: Part of 51-151-03-22-01-057-000

Record this document with the Register of Deeds

Name and Return Address:
Atty. John M. Bjelajac
Bjelajac & Kallenbach
Post Office Box 38
Racine, Wisconsin 53401-0038

Lot 1 151-03-22-01-666-010
Lot 2 151-03-22-01-666-020
Lot 4 151-03-22-01-666-030
Lot 4 151-03-22-01-666-040
Lot 5 151-03-22-01-666-050
Lot 6 151-03-22-01-666-060
Lot 7 151-03-22-01-666-070
Lot 8 151-03-22-01-666-080
Lot 9 151-03-22-01-666-090
Lot 10 151-03-22-01-666-100
Lot 11 151-03-22-01-666-110
Lot 12 151-03-22-01-666-120
Lot 13 151-03-22-01-666-130
Lot 14 151-03-22-01-666-140
Lot 15 151-03-22-01-666-150
Lot 16 151-03-22-01-666-160
Lot 17 151-03-22-01-666-170
Lot 18 151-03-22-01-666-180
Lot 19 151-03-22-01-666-190
Lot 20 151-03-22-01-666-200
Lot 21 151-03-22-01-666-210
Lot 22 151-03-22-01-666-220
Lot 23 151-03-22-01-666-230
Lot 24 151-03-22-01-666-240
Lot 25 151-03-22-01-666-250
Lot 26 151-03-22-01-666-260
Lot 27 151-03-22-01-666-270
Lot 28 151-03-22-01-666-280
Lot 29 151-03-22-01-666-290
Lot 30 151-03-22-01-666-300
Lot 31 151-03-22-01-666-310
Lot 32 151-03-22-01-666-320
Lot 33 151-03-22-01-666-330
Lot 34 151-03-22-01-666-340
Lot 35 151-03-22-01-666-350
Lot 36 151-03-22-01-666-360
Lot 37 151-03-22-01-666-370

(Parcel Identification Number)

Lot 38 151-03-22-01-666-380
Lot 39 151-03-22-01-666-390
Lot 40 151-03-22-01-666-400

Parcel ID Nos. Continued on Next Page

Rolling Fields Addition No. 1

From: 151-03-22-01-057-000 and 151-03-22-01-056-000

Lot: Parcel No.:

41 151-03-22-01-666-410
42 151-03-22-01-666-420
43 151-03-22-01-666-430
44 151-03-22-01-666-440
45 151-03-22-01-666-450
46 151-03-22-01-666-460
47 151-03-22-01-666-470
48 151-03-22-01-666-480
49 151-03-22-01-666-490
50 151-03-22-01-666-500
51 151-03-22-01-666-510
52 151-03-22-01-666-520
53 151-03-22-01-666-530
54 151-03-22-01-666-540
55 151-03-22-01-666-550
56 151-03-22-01-666-560
57 151-03-22-01-666-570
58 151-03-22-01-666-580
59 151-03-22-01-666-590
60 151-03-22-01-666-600
61 151-03-22-01-666-610
62 151-03-22-01-666-620
63 151-03-22-01-666-630
64 151-03-22-01-666-640
65 151-03-22-01-666-650
66 151-03-22-01-666-660
67 151-03-22-01-666-670
68 151-03-22-01-666-680
69 151-03-22-01-666-690
70 151-03-22-01-666-700
71 151-03-22-01-666-710
72 151-03-22-01-666-720
73 151-03-22-01-666-730
74 151-03-22-01-666-740
75 151-03-22-01-666-750
76 151-03-22-01-666-760
77 151-03-22-01-666-770
78 151-03-22-01-666-780
79 151-03-22-01-666-790
80 151-03-22-01-666-800
81 151-03-22-01-666-810
82 151-03-22-01-666-820
83 151-03-22-01-666-830
84 151-03-22-01-666-840
85 151-03-22-01-666-850
86 151-03-22-01-666-860
87 151-03-22-01-666-870
88 151-03-22-01-666-880
89 151-03-22-01-666-890
90 151-03-22-01-666-900
91 151-03-22-01-666-910
Outlot 1: 151-03-22-01-666-001

Rolling Fields Add'n No. 2

TO:

Lot:

92 104-04-22-36-050-010
93 104-04-22-36-050-020
94 104-04-22-36-050-030
95 104-04-22-36-050-040
96 104-04-22-36-050-050
97 104-04-22-36-050-060
98 104-04-22-36-050-070
99 104-04-22-36-050-080
100 104-04-22-36-050-090
101 104-04-22-36-050-100
102 104-04-22-36-050-110
103 104-04-22-36-050-120

AMENDMENT TO THE ROLLING FIELDS SUBDIVISION
DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS

The Rolling Fields Subdivision “Subdivision” is a subdivision located in Racine County, Wisconsin and has the following legal descriptions:

Lots 1 through 40 of Rolling Fields, being a subdivision of part of the southwest 1/4 and the northwest 1/4 of the northwest 1/4 of Section 1, Township 3 North, Range 22 East in the Village of Mt. Pleasant, Racine County, Wisconsin.

and

Lots 41 through 91 of Rolling Fields Addition #1, being a subdivision of part of the southwest 1/4 and the northwest 1/4 of the northwest 1/4 of Section 1, Township 3 North, Range 22 East in the Village of Mt. Pleasant, Racine County, Wisconsin.

and

Lots 92 through 103 of Rolling Fields Add’n No. 2, being a subdivision of part of the southwest 1/4 of the southwest 1/4 of Section 36, T4N, R22E in the Village of Caledonia, Racine County, Wisconsin.

The original Restrictive Covenants for the Subdivision, entitled “Rolling Fields Subdivision Declaration of Restrictions, Covenants and Easements”, are dated June 21, 2002, and were recorded in the Office of the Register of Deeds for Racine County, Wisconsin on the date of June 24, 2002, as Document No. 1836991 (the “Original Restrictive Covenants”).

The Original Restrictive Covenants were subsequently amended from time to time, with the Original Restrictive Covenants and all of the subsequent amendments thereto (made to date) being hereinafter collectively referred to as the “Restrictive Covenants”. This present amendment amends all of the foregoing Restrictive Covenants.

The Restrictive Covenants provide that they may be amended by written declaration approved by at least seventy-five percent (75%) of Lot Owners and written approval of the municipality. That requirement has been met for the below-stated amendment, through a Resolution proposed to the Lot Owners and duly approved by vote of eighty-six (86) Lot Owners, such representing in excess of 75% of the Lot Owners. In addition, at its meeting on February 28, 2022 the Village Board of the Village of Mount Pleasant approved the below-stated amendment, as evidenced by a letter received from the Village of Mount Pleasant, a copy of which is attached hereto as Exhibit A, and at its meeting on April 4, 2022 the Village Board of the Village of Caledonia approved the below-stated amendment, as evidenced by a letter received from the Village of Caledonia, a copy of which is attached hereto as Exhibit B.

Section 3.4 of the Restrictive Covenants for the Subdivision reads as follows:

Exclusive Builder. The Developer reserves the right to designate and require buyers to use J.J.D. Mastercraft Builders, Inc. as the exclusive builder in the Subdivision.

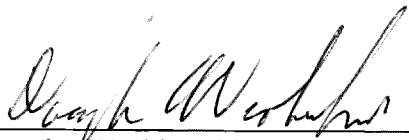
The Restrictive Covenants ARE HEREBY AMENDED AND MODIFIED to delete Section 3.4 of the Restrictive Covenants in its entirety.

Based on the foregoing, Section 3.4 of the Restrictive Covenants is deleted in its entirety. This present Amendment is being executed on behalf of the Homeowners Association of the Rolling Fields Subdivision by Douglas Wroblewski, as the President of that Association.

Dated this 5th day of April, 2022.

ROLLING FIELDS SUBDIVISION
HOMEOWNERS ASSOCIATION

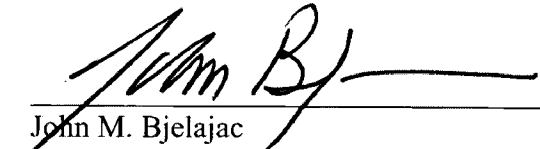
By:



Douglas Wroblewski
President

AUTHENTICATION

Signature of Douglas Wroblewski, President of the Rolling Fields Subdivision Homeowners Association, authenticated on this 5th day of April, 2022.


John M. Bjelajac
Member, State Bar of Wisconsin
State Bar No. 1015325

This document drafted by:
John M. Bjelajac
State Bar No. 1015325
BJELAJAC & KALLENBACH
Post Office Box 38
Racine, Wisconsin 53401-0038
Phone: (262)633-9800
FAX: (262)633-1209



March 1, 2022

Douglas Wroblewski
dsteelski@gmail.com

Re: Rolling Fields Homeowner's Association Covenants Modifications

To Whom It May Concern:

The Mount Pleasant Village Board approved your proposed Rolling Fields Homeowner's Association Covenants Modifications at their February 28, 2022, meeting. You are free to record the amended covenants at the Racine County Register of Deeds

Please feel free to contact the Village with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Samuel Schultz".

Samuel Schultz
Community Development Director

Cc: M. Murphy/C. Smith, Village of Mount Pleasant

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(262) 664-7800

WWW.MTPLEASANTWI.GOV



Village of
CALEDONIA

5043 Chester Lane
Racine, WI 53402

Phone: 262-835-4451
Fax: 262-835-2388
www.caledoniawi.com

April 5, 2022

Rolling Fields Homeowners' Association
ATTN: Douglas Wroblewski
P.O. BOX 085592
Racine, WI 53408
[via email: dsteelski@gmail.com]

RE: Village Board Decision
Request to Amend HOA Covenant
Rolling Fields Subdivision

Dear Douglas Wroblewski:

At their April 4, 2022, meeting, the Caledonia Village Board reviewed and approved the request to remove Article III, Subsection 3.4 from the Covenant for the Rolling Fields Homeowners' Association requiring a property owner to exclusively use builder J.J.D. Mastercraft Builders Inc.

If you have any comments or questions, please contact me at (262) 835-6446 or via e-mail: PWagner@caledonia-wi.gov.

Yours truly,


Peter Wagner, AICP
Development Director

c: (via email)
Elaine Sutton Ekes, Village Attorney

EXHIBIT B