

STONE RIDGE AT MERTON

SECOND AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
STONE RIDGE AT MERTON

Drafted by and Return Address:

Attorney Donald J. Murn
Axley Brynelson, LLP
N20 W22961 Watertown Road
Waukesha, Wisconsin 53186

See Exhibit A

Parcel Identification Number (PIN)

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by TRI-QUIST, INC., an Arizona corporation (“**Declarant**”) as of the ____ day of November, 2021 (the “**Second Amendment**”).

RECITALS:

WHEREAS, the Declarant executed a Declaration of Conditions, Covenants, and Restrictions for Stone Ridge at Merton dated August 31, 2021, and recorded in the Waukesha County Register of Deeds Office on September 2, 2021, as Document Number 4613955 (the “**Declaration**”);

WHEREAS, Declarant has, or has caused, the expansion of the Subdivision;

WHEREAS, Declarant is the fee simple owner of real estate located in the Village of Merton, Waukesha County, Wisconsin, as more particularly described in this Exhibit A attached hereto and incorporated herein by this reference (the “**Phase 3 Property**”);

WHEREAS, a subdivision plat of the Phase 3 Property was recorded with the Waukesha County Register of Deeds’ Office on November _____, 2021, Document Number _____; and

WHEREAS, the Declarant desires to subject the Phase 3 Property to the Declaration by executing this amendment in accordance with Article 8 of the Declaration.

NOW, THEREFORE, Declaration is hereby amended as follow:

1. Definitions. All capitalized terms used within this Second Amendment have the meanings assigned within the Declaration unless otherwise defined herein.
2. Recitals. The Recitals set forth above are incorporated herein by reference.
3. Amendment. Upon the recording of this Second Amendment, all Phase 3 Property shall be subject to the covenants, conditions, and restrictions of the Declaration as if originally part of the Subdivision.
4. Full Force and Effect. Except as specifically set forth herein, the Declaration remains unchanged and in full force and effect.

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IS INTENTIONALLY LEFT BLANK]

Executed on November____, 2021.

TRI-QUIST, INC.

By: _____
Name: Albin C. Halquist, III
Title: President

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

The foregoing instrument was acknowledged before me this ____ day of November, 2021 by Albin C. Halquist, III, President of Tri-Quist, Inc., an Arizona corporation.

Name: _____
Notary Public, State of Wisconsin
My Commission: _____

EXHIBIT A

Legal Description

Being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 30, T.8N., R.19E., and the Southeast 1/4 of the Northeast 1/4 of Section 25, T.8N., R.18E., Village of Merton, Waukesha County Wisconsin bounded and described as follows:

Commencing at the West 1/4 corner of Section 30; thence N88°56'54"E along the South line of the Northwest 1/4 of Section 30 a distance of 60.02 feet to the Easterly line of Stoneridge and the point of beginning; thence N00°32'14"E along said Easterly line 364.60 feet to the Northerly line of Stoneridge; thence S88°58'51"W along said Northerly line 732.30 feet to the West line of Outlot 1 of Stoneridge; thence N00°32'14"E along said West line 384.05 feet to the Easterly line of Lot 4 of Stoneridge; thence N44°50'10"E along said Easterly line 248.79 feet to the Southerly line of Outlot 2 of Stoneridge; thence the following four courses along said Southerly line; S86°16'23"E, 744.34 feet; S46°05'31"E, 49.48 feet; N33°00'59"E, 179.53 feet; N58°53'21"E, 337.53 feet to the East line of said Outlot 2; thence N00°45'29"E along said East line 179.78 feet to the North line of said Outlot 2; thence S89°10'39"W along said North line 10.00 feet to the East line of Lot 1 of Certified Survey Map No. 5466. thence N00°45'29"E along said East line 399.85 feet to the North line said Lot 1; thence S88°59'37"W along said North line 62.85 feet; thence N00°17'00"E, 927.79 feet to the North line of the Northwest 1/4 of Section 30; thence N89°00'25"E along said North line 1770.35 feet to the North 1/4 corner of Section 30; thence S00°28'47"E along the East line of the Northwest 1/4 of Section 30 a distance of 512.82 feet to the North line of Beaumont Ridge; thence S88°54'33"W along said North line 2.67 feet to the West line of Beaumont Ridge; thence S00°10'50"E along said West line 1275.95 feet to the North line of Certified Survey Map No. 7618; thence S88°16'02"W along said North line 836.94 feet to the Westerly line of Certified Survey Map No. 7618; thence S00°58'00"W along said Westerly line 300.56 feet to the Southerly line of Certified Survey Map No. 7618; thence N89°20'07"E along said Southerly line 312.37 feet to the Westerly line of Certified Survey Map No. 7618; thence S00°26'42"W along said Westerly line 547.07 feet to the South line of the Northwest 1/4 of Section 30; thence S88°56'54"W along said South line 1797.38 feet to the point of beginning.
Contains 5,019,099 square feet, 115.22 acres

Excepting therefrom

Being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 30, T.8N., R.19E., and the Southeast 1/4 of the Northeast 1/4 of Section 25, T.8N., R.18E., Village of Merton, Waukesha County Wisconsin bounded and described as follows:

Commencing at the West 1/4 corner of Section 30; thence N88°56'54"E along the South line of the Northwest 1/4 of Section 30 a distance of 60.02 feet to the Easterly line of Stoneridge and the point of beginning; thence N00°32'14"E along said Easterly line 364.60 feet to the Northerly line of Stoneridge; thence S88°58'51"W along said Northerly line 732.30 feet to the West line of Outlot 1 of Stoneridge; thence N00°32'14"E along said West line 384.05 feet to the Easterly line of Lot 4 of Stoneridge; thence N44°50'10"E along said Easterly line 248.79 feet to the Southerly line of Outlot 2 of Stoneridge; thence the following four courses along said Southerly line; S86°16'23"E, 744.34 feet; S46°05'31"E, 49.48 feet; N33°00'59"E, 179.53 feet; N58°53'21"E, 337.53 feet to the East line of said Outlot 2; thence N00°45'29"E along said East line and the extension thereof 434.25 feet; thence S89°21'21"E, 276.89 feet; thence N82°13'07"E, 60.65 feet; thence S89°23'03"E, 159.28 feet; thence S87°12'03"E, 760.24 feet; thence S03°03'47"E, 666.08 feet to the North line of Certified Survey Map No. 7618; thence S88°16'02"W along said North line 418.52 feet to the Westerly line of Certified Survey Map No. 7618; thence S00°58'00"W along said Westerly line 300.56 feet to the Southerly line of Certified Survey Map No. 7618; thence N89°20'07"E along said Southerly line 312.37 feet to the Westerly line of Certified Survey Map No. 7618; thence S00°26'42"W along said Westerly line 547.07 feet to the South line of the Northwest 1/4 of Section 30; thence S88°56'54"W along said South line 1797.38 feet to the point of beginning.
Contains 2,723,139 square feet, 62.52 acres