

**SECOND AMENDMENT TO  
DECLARATION OF  
RESTRICTIONS, COVENANTS  
AND EASEMENTS FOR  
ISABELLE FARMS**

Document Number

Document Title

**THIS SECOND AMENDMENT TO  
DECLARATION OF RESTRICTIONS,  
COVENANTS AND EASEMENTS FOR  
ISABELLE FARMS ("Second Amendment")** is  
made effective as of the 26<sup>th</sup> day of August,  
2010 (the "**Effective Date**") by J. ANTHONY HOMES  
& DESIGNS, LLC, a Wisconsin limited liability  
company, VICTORY HOMES OF WISCONSIN INC.,  
a Wisconsin corporation, and THE EQUITABLE  
BANK, S.S.B., a state savings bank, (collectively, the  
"**Owners**").

**RECITALS:**

**WHEREAS**, a Declaration of Restrictions,  
Covenants and Easements for Isabelle Farms (as  
amended prior to the Effective Date hereof, the  
"**Declaration**") was filed in the offices of the Washington  
County Register of Deeds on June 13, 2007 as Document  
No. 1163473;

**WHEREAS**, a First Amendment to Declaration  
of Restrictions was filed in the offices of the Washington  
County Register of Deeds on December 16, 2009 as  
Document No. 1239373;

**WHEREAS**, the Declaration applies to the real property described on Exhibit A attached  
to and incorporated into this Second Amendment (the "**Property**");

**WHEREAS**, J. Anthony Homes & Designs, LLC holds fee simple absolute title to Lot 2  
of the Property, Victory Homes of Wisconsin Inc. holds fee simple absolute title to Lot 10 of the  
Property, and The Equitable Bank, S.S.B. holds fee title to the remaining Lots of the Property;  
and

**WHEREAS**, pursuant to Article VIII, Section 8.1(ii) of the Declaration, J. Anthony  
Homes & Designs, LLC, Victory Homes of Wisconsin Inc., and The Equitable Bank, S.S.B.,  
being the owners of one hundred percent of the Lots, as defined in the Declaration, wish to  
amend the Declaration with this Second Amendment;

**NOW, THEREFORE** the Declaration is hereby amended as follows:

- A. Article III, Section 3.5 of the Declaration is deleted and replaced with the following:

Recording Area

Name and Return Address

Matthew D, Fortney  
Quarles & Brady LLP  
P.O. Box 2113  
Madison, Wisconsin 53701-2113

See Exhibit A

Parcel Identification Number (PIN)

3.5 Dwelling Size. No dwelling shall be erected on any Lot (except for Lot 21, which shall have no minimum dwelling size requirement) having a ground area within the perimeter of the main building, at or about finish grade elevation (exclusive of garages, porches, patios, breezeways, and similar additions), measured along the exterior walls, of less than the following areas:

Lots containing a minimum of 2 acres but less than 4.99 acres (Lots 17 — 20):

- (a) not less than 2,200 square feet for a one-story building;
- (b) not less than 1,600 square feet for the first floor of a one and one-half story dwelling, and not less than 2,400 square feet for both the first and second floors; or
- (c) not less than 2,000 square feet for the first floor of a two story dwelling, and not less than 2,600 square feet for both the first and second floors; or with respect to all other types of dwellings, not less than such areas as determined by the Architectural Control Committee and as are consistent with the foregoing and with other provisions hereof; and

Lots containing a minimum of 5 acres (Lots 1 — 16):

- (d) not less than 2,400 square feet for a one-story building;
- (e) not less than 2,000 square feet for the first floor of a one and one-half story dwelling, and not less than 2,600 square feet for both the first and second floors; or not less than 2,200 square feet for the first floor of a two story dwelling, and not less than 2,800 square feet for both the first and second floors; or
- (h) with respect to all other types of dwellings, not less than such areas as determined by the Architectural Control Committee and as are consistent with the foregoing and with other provisions hereof.

**B.** The Board of Directors of the Association shall consist of three representatives of The Equitable Bank, S.S.B., as designated from time to time by The Equitable Bank, S.S.B., until such time as a meeting of the Members is held and successors have been duly elected.

**C.** All other provisions of the Declaration, to the extent that they are not inconsistent with and have not been modified by this Second Amendment, remain unchanged and in full force and effect.

***[SIGNATURES ON FOLLOWING PAGES]***

IN WITNESS WHEREOF, the Owners have executed this Second Amendment as of the Effective Date.

J. ANTHONY HOMES & DESIGNS, LLC

By: *John H. Stoker*  
Name: John H. Stoker  
Title: Member

STATE OF WISCONSIN )  
COUNTY OF Milwaukee ) SS

Personally came before me this 26 day of August, 2010 the above-named John H. Stoker, as member of J. ANTHONY HOMES & DESIGNS, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said company.



*Renate Oliver*  
Print Name: Renate Oliver  
Notary Public, Milwaukee County,  
State of Wisconsin  
My commission expires: May 20, 2012





**EXHIBIT A**

**DESCRIPTION OF REAL PROPERTY**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Outlots 1 through 4, all in Isabelle Farms, being a subdivision of part of the Northwest 1/4, Northeast 1/4 and Southwest 1/4 of the Northeast 1/4 and part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 17, Township 9 North, Range 20 East, also a division of Lot 2 of Certified Survey Map No. 5636 recorded in the Washington County Register of Deeds on August 7, 2003, in Volume 41, Page 5, as Document No. 1008890, in the Village of Germantown, Washington County, Wisconsin.

**Parcel Identification Numbers:**

GTNV 172-001 (Lot 1), GTNV 172-002 (Lot 2), GTNV 172-003 (Lot 3),  
GTNV 172-004 (Lot 4), GTNV 172-005 (Lot 5), GTNV 172-006 (Lot 6),  
GTNV 172-007 (Lot 7), GTNV 172-008 (Lot 8), GTNV 172-009 (Lot 9),  
GTNV 172-010 (Lot 10), GTNV 172-011 (Lot 11), GTNV 172-012 (Lot 12),  
GTNV 172-013 (Lot 13), GTNV 171-001 (Lot 14), GTNV 171-002 (Lot 15),  
GTNV 171-003 (Lot 16), GTNV 171-004 (Lot 17), GTNV 171-005 (Lot 18),  
GTNV 171-006 (Lot 19), GTNV 171-007 (Lot 20), GTNV 171-008 (Lot 21),  
GTNV 172-014 (Outlot 1), GTNV 172-015 (Outlot 2), GTNV 171-009 (Outlot 3), and  
GTNV 171-010 (Outlot 4)