

DOCUMENT #

1799527

AMENDMENT TO RESTRICTIVE
COVENANTS - RAVINE BAY ESTATES
SUBDIVISION

REGISTER'S OFFICE
RACINE COUNTY, WI

Document Number

Document Title

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MARK A. LADD
REGISTER OF DEEDS

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This Document to be Returned to:

FETEK & GRADY, S.C.

Box 360

See Below

Parcel Identification Number (PIN)

- Lots 1-9 Block 1, Ravine Bay Estates -- Tax Nos. 004-04-23-31-466-101 thru 109
- Lots 1-16 Block 2, Ravine Bay Estates - Tax Nos. 004-04-23-21-466-201 thru 216
- Lots 1-8 Block 3, Ravine Bay Estates -- Tax Nos. 004-04-23-21-466-301 thru 308
- Lots 1-30 Block 4, Ravine Bay Estates - Tax Nos. 004-04-23-21-466-401 thru 430
- Lots 1-32 Block 5, Ravine Bay Estates - Tax Nos. 004-04-23-21-466-501 thru 532
- Lots 1-5 Block 6, Ravine Bay Estates -- Tax Nos. 004-04-23-21-466-601 thru 605

Said land being in the Town of
Caledonia, Racine County, Wisconsin.

This information must be completed by submitter: **Document Title, Name & Return Address, and Parcel ID Number** (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. NOTE: Use of this cover page **adds one page** to your document and **\$2.00 to the recording fee**. Wisconsin Statutes, 59.517.

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AMENDMENT TO RESTRICTIVE COVENANTS
RAVINE BAY ESTATES SUBDIVISION

WHEREAS, SEYMOUR HORNIK is the present record title owner of in excess of 75% of the subdivision lots, including the lots proposed to be developed as Phases II and III of said subdivision;

AND WHEREAS, the Town of Caledonia has required an amendment of the existing restrictive covenants relating to the future maintenance of storm water ditches and swales;

NOW THEREFORE, the following amendment is hereby made to the restrictive covenants dated November 17, 1988, which were recorded in the Office of the Register of Deeds for Racine County, Wisconsin on November 18, 1988 in Volume 1939 of Records on Pages 634-638 as Document No. 1270684, to-wit:

SUBDIVISION DRAINAGE REQUIREMENTS

- A) **MAINTENANCE.** Each lot owner, at the sole cost and expense of that lot owner, shall permanently maintain all storm water drainage ditches and swales ("drainage facilities") located within the boundaries of that owner's lot. The drainage facilities shall be maintained so as to allow the free flow of surface water into, over, across and through the lot, all pursuant to the approved storm water drainage plan on file with the Town of Caledonia. All drainage facilities shall be maintained to the standards and specifications of the approved drainage plan.
- B) **ASSESSMENTS.** In the event that the Town Board of the Town of Caledonia, in its sole discretion, finds that a lot owner has failed to fulfill the maintenance obligations as stated herein (after not less than 30 days' written notice giving the Owner an opportunity to cure its default), the Town of Caledonia may perform maintenance on the drainage facilities and shall then levy the cost thereof as a special assessment against the defaulting lot under the provisions of Sections 66.0627 and 66.0703 of the Wisconsin Statutes.

