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**SANDY DISRUD
REGISTER OF DEEDS
ROCK COUNTY, WI**

**RECORDED ON
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PAGES: 6

Recording Area

Name and Return Address

*Jan Graessl
Dillon Grub, LLC
466 Midland Rd*

Janesville WI 53546

Parcel Identification Number (PIN)

See attached

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS,
RESTRICTIONS, AND CONDITIONS
FOR
TERNEUS ESTATES**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND CONDITIONS FOR TERNEUS ESTATES (this "Amendment") is effective as of the date of recording.

WITNESETH:

WHEREAS, Developer has recorded the DECLARATION OF COVENANTS, RESTRICTIONS, AND CONDITIONS FOR TERNEUS ESTATES PHASE I with the Rock County Register of Deeds Office as Document No. 2191947 on June 30, 2021 (the "Declaration"). Capitalized terms not defined herein shall have the definitions set forth in the Declaration; and

WHEREAS, this Amendment is being made pursuant to Article 5.3 of the Declaration; and

WHEREAS, the Declaration has not been amended prior to this Amendment.

NOW, THEREFORE, Developer hereby declares that the Subdivision and each Lot in all phases shall be used, held, sold, and conveyed subject to the covenants, restrictions and conditions set forth below, which shall inure to the benefit of and encumber the Subdivision and each Lot thereof, and shall run with said lands.

1. Recitals. The Recitals set forth above are true and correct and are incorporated herein as though fully set forth.
2. Article 1.5. Article 1, Section 1.5 of the Declaration, is hereby deleted in its entirety and replaced with the following:
 - 1.5 "Lot" shall refer to a portion of the Subdivision identified as a lot on a recorded Plat of Survey for Terneus Estates, as amended.
3. Article 4.1. Article 4, Section 4.1(c)(i) of the Declaration, is hereby deleted in its entirety and replaced with the following:
 - 4.1(c)(i) No single-story, single-family Dwelling shall have less than 1,600 square feet on the main level, provided, however, that Dwellings on Lots 37-44 shall not have less than 1,500 square feet on the main level.
4. Article 4.2. Article 4, Section 4.2(a) of the Declaration, is hereby deleted in its entirety and replaced with the following:
 - 4.2(a) Use Requirements. Lots One (1) though forty-four (44) shall be used for single-family residential purposes only per City of Janesville Zoning ordinances.

Signature lines on following pages.

26th IN WITNESS WHEREOF, the undersigned parties have executed this instrument on this
day of January, 2023.

Advantage Land, LLC



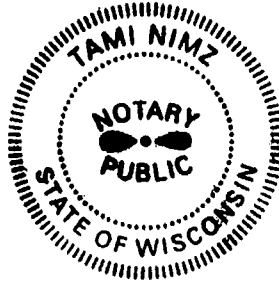
By: Douglas E. Scott, Manager

STATE OF WISCONSIN)
) ss
COUNTY OF ROCK)

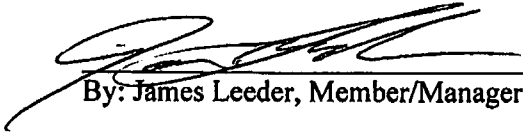
Personally came before me this 26th day of January, 2023, the above-named Douglas E. Scott known by me to be the person who executed the foregoing instrument and acknowledged that said person executed the foregoing instrument as the deed of said LLC, by its authority.



Notary Public, Rock County, WI
My Commission expires: 7-6-2024

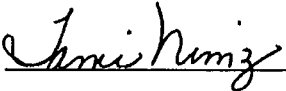


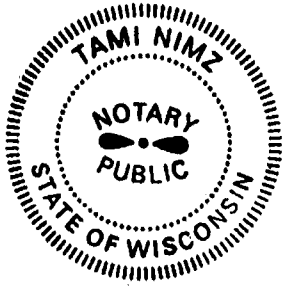
LEEDER CUSTOM HOMES LLC


By: James Leeder, Member/Manager

STATE OF WISCONSIN)
) ss
COUNTY OF ROCK)

Personally came before me this 26th day of January, 2023, the above-named James Leeder known by me to be the person who executed the foregoing instrument and acknowledge that said person executed the foregoing instrument as the deed of said LLC, by its authority.


Notary Public, Rock County, WI
My Commission expires: 7-6-2024



Drafted by, and return to:

Jonathan W. Groessl
Dillon Grube, LLC
466 Midland Road
Janesville, WI 53546

EXHIBIT A
Terneus Estates

Legal Descriptions:

Lots 1-27 of Plat of Terneus Estates, recorded in the Office of the Register of Deeds of Rock County, Wisconsin as Document No. 2170081, located in Lot 1 of a Certified Survey Map recorded in Volume 10, Pages 191 and 192 of Certified Survey Maps of Rock County, Wisconsin, as Document No. 934915 and part of the SE 1/4 of the NE 1/4 of Section 16, T.3N., R. 13E., of the 4th P.M., City of Janesville, Rock County, Wisconsin.

<u>Lot</u>	<u>Tax #</u>	<u>Address</u>
1	216200201	3423 Emerald Dr
2	216200202	3441 Emerald Dr
3	216200203	4530 Huntington Av
4	216200204	4522 Huntington Av
5	216200205	4516 Huntington Av
6	216200206	4501 Huntington Av
7	216200207	4507 Huntington Av
8	216200208	4515 Huntington Av
9	216200209	4521 Huntington Av
10	216200210	4529 Huntington Av
11	216200211	3511 Walters Way
12	216200212	3519 Walters Way
13	216200213	3523 Walters Way
14	216200214	3625 Walters Way
15	216200215	3622 Walters Way
16	216200216	3640 Walters Way
17	216200214	3525 Walters Way
18	216200218	3600 Walters Way
19	216200219	3635 McCann Dr
20	216200220	3522 Walters Way
21	216200221	3516 Walters Way
22	216200222	4402 Scottys Dr
23	216200223	4340 Scottys Dr
24	216200224	4318 Scottys Dr
25	216200225	4312 Scottys Dr
26	216200226	4308 Scottys Dr
27	216200227	4302 Scottys Dr

AND

EXHIBIT A (continued)
Terneus Estates

Lots 28-44 of Terneus Estates First Addition, recorded in the Office of the Register of Deeds of Rock County, Wisconsin on January 23, 2023 as Document No. 2234608, located in Outlot 2, Terneus Estates: Also part of the SE 1/4 of the NE 1/4 of Section 16. T.3N. R.13E. of the 4TH P. M., City of Janesville, Rock County, Wisconsin.

Lot 28:	0216200328	4436	Scotty's Drive
Lot 29:	0216200329	4430	Scotty's Drive
Lot 30:	0216200330	4422	Scotty's Drive
Lot 31:	0216200331	4416	Scotty's Drive
Lot 32:	0216200332	4411	Scotty's Drive
Lot 33:	0216200333	4419	Scotty's Drive
Lot 34:	0216200334	4429	Scotty's Drive
Lot 35:	0216200335	4435	Scotty's Drive
Lot 36:	0216200336	3521	Scotty's Drive
Lot 37:	0216200337	3640	McCann's Drive
Lot 38:	0216200338	3630	McCann's Drive
Lot 39:	0216200339	3600	McCann's Drive
Lot 40:	0216200340	3520	McCann's Drive
Lot 41:	0216200341	3512	McCann's Drive
Lot 42:	0216200342	3504	McCann's Drive
Lot 43:	0216200343	3422	McCann's Drive
Lot 44:	0216200344	3416	McCann's Drive