

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**AMENDMENT TO DECLARATION OF
COVENANTS, RESTRICTIONS, CONDITIONS
AND EASEMENTS FOR THE PLAT OF
LEHMAN'S ADDITION,
TOWN OF BRISTOL,
DANE COUNTY, WISCONSIN**

**DOCUMENT #
5185548**

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Paulson Development, LLC, a Wisconsin limited liability company ("Developer"), owner of the real estate in the Town of Bristol, Dane County, Wisconsin, which has been platted as the Plat of Lehman's Addition (the "Property"), hereby declares that all of the lots in the Property are subject to the following Amendment to the Declaration of Covenants, Restrictions, Conditions and Easements for the Plat of Lehman's Addition, Town of Bristol, Dane County, Wisconsin, recorded as Document No. 4323646 ("Declaration"), and all of such lots are and shall be held, sold, occupied, conveyed and transferred subject to the following Amendment to the Declaration:

Return to:
Michael J. Lawton
P.O. Box 927
Madison, WI 53701-0927

See attached parcel list *Exhibit A*

Parcel Identification Number

Section 3.11 of the Declaration is hereby amended by striking the original of said Section 3.11 in the Declaration and replacing it with the following:

"3.11. Accessory buildings or structures, including, but not limited to, storage sheds, detached garages and above ground swimming pools, are expressly prohibited within the Property except where approved in writing in advance by the Developer or Committee, whichever is then applicable, provided however, notwithstanding the foregoing limitation, detached garages and accessory buildings shall be permitted, subject to the following requirements:

- A. The total floor area of all detached garages and accessory buildings on any Lot may not exceed the total footprint of the house on such Lot.**
- B. The height of any detached garage or accessory building on any Lot may not exceed the height permitted under the applicable zoning ordinance.**

- C. No bathroom, shower, toilet, sink or other sanitary facility shall be permitted in any detached garage or accessory building on any Lot.**
- D. No living spaces shall be allowed in any detached garage or accessory building on any Lot.**
- E. The lot coverage ratio, as measured under the applicable zoning ordinance, may not exceed 30% on any Lot (except that the ratio may not exceed 35% on any corner Lot) after taking into account any detached garage or accessory building on any Lot.**
- F. The architecture of any detached garage or accessory building on any Lot, along with the site plan, shall be approved by the Developer or the Committee, whichever is then applicable, under sections 3.1, 3.2 and 3.4 of the Declaration.**
- G. The architecture of any detached garage or accessory building on any Lot shall match the architecture of the house on such lot in the opinion of the Developer or the Committee, in its sole judgment and discretion, whichever is then applicable.**
- H. All detached garages and accessory buildings must be located at least ten (10) feet from the principal building.**
- I. All detached garages and accessory buildings shall be set back at least ten (10) feet, or the minimum amount required under county or town ordinance, whichever is greater, from the side yard and rear yard lot lines on any Lot.**
- J. All accessory buildings or structures, including, but not limited to, storage sheds, detached garages and swimming pools, whether above ground or not, must comply with all State, County, and Town laws, ordinances, rules and regulations.”**

Except as expressly provided for herein, the Declaration remains in full force and effect without other change.

