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RECORDED:

02/27/2025 01:32 PM

ISRAEL RAMON

REGISTER OF DEEDS

MILWAUKEE COUNTY, WI

AMOUNT: 30.00

FEE EXEMPT #:

TRANSFER FEE:

**DECLARATION OF
RESTRICTIONS AND
COVENANTS
Amendment 5**

LAKE POINTE ESTATES OF FRANKLIN

Record this document with the Register of
Deeds

Name and Return Address:

Lake Pointe Estates

P.O. Box 320214

Franklin, Wi. 53132

(See Exhibit B for Parcel
Numbers)

Parcel Identification Number

LEGAL DESCRIPTION

Lake Pointe Estates of Franklin, being a redivision of a part of
Certified Survey Map No. 5122 and lands in the Southeast $\frac{1}{4}$ and Southwest
 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16, in Township 5 North, Range 21 East, in
the City of Franklin, Milwaukee County, Wisconsin

**RESOLUTION 0322021 AMENDING LAKE POINTE ESTATES OF FRANKLIN
DECLARATION OF DEEDS AND RESTRICTIONS
Amendment 5**

WHEREAS, The Board of Directors of the Lake Pointe Estates Home Owners Association wishes to promote energy cost savings and conservations.

WHEREAS Golden Fields Development Corp previously recorded with Milwaukee County Register of Deeds a document known as Declaration of Deeds and Restrictions. Said document was recorded on September 1 1992, as document number 6655950 and can be found on reel 793-803.

WHEREAS, the Board of Directors and the Owners of the Lake Pointe Estates Homeowners Association, hereafter referred to as Association, hereby wish to amend the Declaration of Deeds and Restrictions, hereafter referred to as Declarations, to allow for solar panels to be installed upon roofs.

WHEREAS, the Declarations section 9 Amendment allow amendments by written declaration, executed in such manner as may be recordable setting forth such annulment, waiver, change, modification or amendment, as executed. As outlined in subsection (ii.) By the owners of at least sixty-five percent (65%) of the lots.

AND WHEREAS, the owners signify their agreement and consent to modify the declarations as follows by signature on the attached petition to amend the Declarations as follows

THE ASSOCIATION HEREBY RESOLVES AS FOLLOWS:

Section 3 p Amendment 1 be changed

FROM:

3P No Solar Panels

Change TO:

3P. Solar Panels are allowed provided the following:

1. All plans must be preapproved by the Architectural Review Committee PRIOR to installation.
2. Solar Panels must be professionally installed on the roof of the home or garage. If required to be installed on the ground a special exception may be granted by the architectural approval committee on a case by case basis.
3. The color of the panels and trim of the support structure will be limited to black, brown, gray or non-reflective metallic as provided by the manufacturer and will match the existing shingles.
4. The highest point of a solar panel will be lower than the ridge of the roof where it is attached.
5. Piping and electrical connections will be located directly under and/or within the perimeter of the panel and invisible from all street angles.
6. All painted surfaces will be kept in good repair and is the responsibility of the home owner.

7. Solar panel installation must be approved and installed according to all/any building codes and or city ordinance.

8. Property owner will be responsible for any/all hazardous issues resulting from the installed solar panels.

9. Requests must be accompanied by a complete drawing including, lot and street address, panel installation orientation on roof, size and number of panels, color of panels and or all attaching hardware.

10. Panels must be attached flush to roof and match roof angle. No legs or extensions of any kind may be used to raise, alter, adjust or change the angle of the panels.

11. Panels must be removed if they are no longer functional or in disrepair

12. Storage battery must be not be visible from front of the property and concealed by fencing if in the rear of the property.

Petition to change the Declarations

I hereby declare that I am an owner of a lot in the Lake Pointe Estates Subdivision and a member in good standing of the Lake Pointe Estates Homeowners Association. I further certify that I understand that one vote per Lot is allowed and that I (the undersigned) am authorized by any and all co-owners of the property indicated to represent the Lot in this matter.

I hereby authorize and consent to the change of the Declaration to allow for signs as noted in resolution 030221.

Petition circulated by: Joseph Staniszeuski

BE IT FURTHER RESOLVED, that this amendment shall take effect upon filing with Milwaukee County Register of Deeds.

Amendment Considered by the Board of Directors

At Meeting, (Date) 7/16/24

Motion made by: DON DUNSON

Seconded: LORI SCHMIDT

(Yes/No)

In Favor: 4

Opposed: 0

Signed: [Signature]

Secretary, Lake Pointe Estates Homeowners Association

ROBERT L. SAGADIN, SECRETARY
LAKE POINTE ESTATES HOMEOWNERS ASSOCIATION

EXHIBIT B

Tax Key Numbers

Tax Key	Lot Number
839-0001-000	Lot 1
839-0002-000	Lot 2
839-0003-000	Lot 3
839-0004-000	Lot 4
839-0005-000	Lot 5
839-0006-000	Lot 6
839-0007-000	Lot 7
839-0008-000	Lot 8
839-0009-000	Lot 9
839-0010-000	Lot 10
839-0011-000	Lot 11
839-0012-000	Lot 12
839-0013-000	Lot 13
839-0014-000	Lot 14
839-0015-000	Lot 15
839-0016-000	Lot 16
839-0017-000	Lot 17
839-0018-000	Lot 18
839-0019-000	Lot 19
839-0020-000	Lot 20
839-0021-000	Lot 21
839-0022-000	Lot 22
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839-0036-000	Lot 36
839-0037-000	Lot 37
839-0038-000	Lot 38
839-0039-000	Lot 39
839-0040-000	Lot 40
839-0041-000	Lot 41
839-0042-000	Lot 42

Tax Key	Lot Number
839-0043-000	Lot 43
839-0044-000	Lot 44
839-0045-000	Lot 45
839-0046-000	Lot 46
839-0047-000	Lot 47
839-0048-000	Lot 48
839-0049-000	Lot 49
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839-0082-000	Lot 82
839-0083-000	Lot 83
839-0084-000	Lot 84
839-0085-000	Lot 85
839-0086-000	Lot 86
839-0087-000	Lot 87

Tax Key


839-0088-000
839-0089-000
839-0090-000
839-0091-000
839-0092-000
839-0093-000
839-0094-000

Lot Number

Lot 88
Lot 89
Lot 90
Lot 91
Outlot 1
Outlot 2
Outlot 3

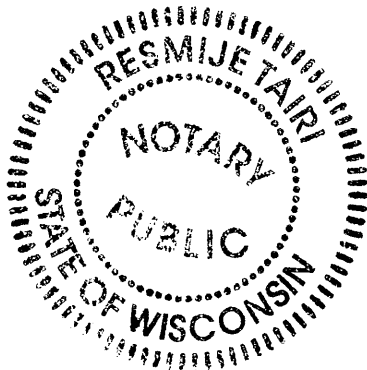
IN WITNESS WHEREOF, the Association has executed this 5th Amendment to the Declaration this 27 day of JANUARY, 2025.

LAKE POINTE ESTATES HOMEOWNERS ASSOCIATION, INC., a Wisconsin Non-Stock Corporation,

By: 
LAKE POINTE ESTATES, Secretary
ROBERT SAGADIN

STATE OF WISCONSIN)
) ss.
COUNTY OF (Milwaukee)

This document was acknowledged before me by Robert L. Sagadin, as Secretary of the Lake Pointe Estates Homeowners Association, Inc. on this 27th day of January, 2025.



Notary Public, State of Wisconsin
My Commission Expires on: 7-8-28
