

Document No.

**AMENDMENT TO COVENANTS  
AND RESTRICTIONS**

**THIRD AMENDEMENT TO THE DECLARATION OF  
COVENANTS AND RESTRICTIONS OF PARTS OF THE  
RYE BLUFF ADDITION TO THE CITY OF BLACK RIVER  
FALLS ALSO REFERRED TO AS SKYLINE RIDGE**

Tax Parcel Numbers:

206-1130.0000  
206-1136.0000  
206-1137.0000  
206-1130.0080  
206-1130.0004  
206-1132.0000  
206-1199.7700  
206-1130.0017  
206-1144.0000  
206-1138.0000  
206-1130.0074  
206-1130.0075  
206-1131.0000  
206-1130.0082  
206-1130.0001  
206-1135.0000

Recording Area

Name and Return Address

CBRV Realtors  
304 Main Street  
Black River Falls, WI 54615

Parcel Identification Number (PIN)

**Drafted by:**

Attorney Garrett W. Nix

Von Ruden & Nix, S.C.

4410 Golf Terrace Suite 210

Eau Claire, WI 54701

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**THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND  
RESTRICTIONS OF PARTS OF THE RYE BLUFF ADDITION TO THE CITY OF  
BLACK RIVER FALLS ALSO REFERRED TO AS SKYLINE RIDGE**

**THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS** (the "*Third Amendment*") is made pursuant to Article 7.1 of the Original Declaration of Covenants and Restrictions (the "*Original Declaration*") and is effective ten (10) days after notice of adoption of the Amendment is mailed to all Lot Owners as provided in Article 7.2 of the Original Declaration.

**WHEREAS**, the undersigned constitute at least three-fourths (3/4) of the Lot Owners of Rye Bluff Addition to the City of Black River Falls (Lot Owners) as declared in the Original Declaration, which is incorporated by reference and was duly filed in the Jackson County Register of Deeds Office as Document No. 326386, Volume 458 of Records, Pages 927–933, recorded on November 10, 2004.

**WHEREAS**, a first amendment to the Original Declaration, which is incorporated by reference and was duly filed with the Jackson County Register of Deeds Office as Document No. 336529, in Volume 486 of Records, Pages 396–97, on July 20, 2006 (the "*First Amendment*").

**WHEREAS**, a Second Amendment to the Original Declaration, which is incorporated by reference and was duly filed with the Jackson County Register of Deeds Office as Document No. 348096, in Volume 516 of Records, Pages 981–83 on September 29, 2008 (the "*Second Amendment*" and the Original Declaration, First Amendment, Second Amendment all together, the "*Declaration of Covenants and Restrictions*").

**WHEREAS**, the undersigned Lot Owners desire to amend the Declaration of Covenants and Restrictions to allow for the construction of outbuildings, which were previously prohibited pursuant to Section 5.6 of the Declaration of Covenants and Restrictions

**NOW THEREFORE**, the undersigned Lot Owners hereby make the following amendments to the Declaration of Covenants and Restrictions:

1. Section 5.6 of the Declaration of the Covenants and Restrictions is amended to read:

5.6 Each lot shall be allowed to construct a maximum of one (1) detached garage and one (1) garden/yard equipment shed (together, "*Accessory Buildings*"). Each lot owner may build a detached garage and/or garden/yard equipment shed, so long as such construction complies with the following restrictions:

5.6.a. A detached garage shall be one story and shall have a maximum of 1,000 square feet in area and a maximum floor to ceiling height of 10 feet.

5.6.b. A garden/yard equipment shed shall have a maximum of 160 square feet of area and a maximum of 15 feet in exterior height.

5.6.c. Accessory Buildings shall not be constructed on any Lot prior to a primary residence being located thereon. If a Lot Owner owns multiple adjacent Lots,

Accessory Buildings may be constructed on a Lot that does not have a primary residence located thereon so long as: (i) the Lot on which and Accessory Building is constructed is contiguous to a Lot which has a primary residence located thereon, (ii) the contiguous Lots have common ownership, and (iii) the tax parcels for the Lots are combined to form a single tax parcel in compliance with City of Black River Falls ordinances.

5.6.d. Steel sided or “pole shed” type Accessory Buildings shall be prohibited.

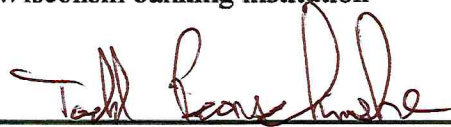
2. To the extent not expressly amended herein, all other provisions of the Declaration of Covenants and Restrictions shall remain in full force and effect.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the undersigned Owner of Lots 65, 66, 67, 68, 69, 71, 72, 73, 76, 78, 79, 81, 83, 84, 85, 86, 87 and 88 has executed this Amendment.

Date: November 3, 2020

**WAUMANDEE STATE BANK, a  
Wisconsin banking institution**



By:: Todd Pronschinske  
Its:: S.V.P. / Branch Administrator

**ACKNOWLEDGMENT**

STATE OF WISCONSIN        )  
  ) ss.  
COUNTY OF Buffalo            )

Personally came before me this 3rd day of November, 2020, who acknowledged himself or herself to be the S.V.P. of Waumandee State Bank, and to me known to be the person executing the forgoing instrument and acknowledged the same.



Name: Karla R. Olson  
Notary Public, Wisconsin  
My Commission expires: 09/06/2023

**Karla R. Olson**  
Notary Public - State of Wisconsin