

Document Number

Document Title

**Supplemental Declaration of Restrictions
and Covenants for
Highland Estates Residential Development**

Document #: **2003798**

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REGISTER OF DEEDS: **Jennifer A. Mack**

Recording Area

Name and Return Address

Drafted By:

Sanjay Kuttemperoor

19275 W. Capitol Dr. Suite 100

Brookfield, WI 53045

Part of: 92-4-122-221-1300

Parcel Identification Number (PIN)

15-

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WRDA Rev. 12/22/2010

**SUPPLEMENTAL DECLARATION OF RESTRICTIONS,
AND COVENANTS
FOR
HIGHLAND ESTATES RESIDENTIAL DEVELOPMENT**

This Supplemental Declaration ("Supplemental Declaration") is made and executed by Arbor Estates Group, LLC, a Delaware limited liability company ("Developer") with its principal place of business at 19275 W. Capitol Drive, Suite 100, Brookfield, WI 53045 ("Developer"), as of this 23rd day of June, 2026.

RECITALS

WHEREAS, Developer subjected Lots 1 through 108, along with Outlots 1, 3, 4, 6, 7 & 8, all as shown on the Final Plat of Highland Estates recorded on July 24, 2025 as Document No. 1984755 ("Final Plat") to the Highland Estates Residential Development Declaration of Restrictions and Covenants on July 25, 2025 as Document No. 1984755 ("Declaration").

WHEREAS, Article 2, Section 2.3 provides that all or a portion of the Supplemental Property, as defined in the Declaration, may be subjected to the provisions of the Declaration by the filing of a Supplemental Declaration with respect to the Supplemental Property, or portion thereof, which shall extend the Covenants of the Declaration to such Supplemental Property, or portion thereof, including increasing the number of Members and votes in the Association (as defined in the Declaration).

WHEREAS, the Supplemental Declaration may contain such complimentary additions and modifications of the restrictions and covenants applicable to the Supplemental Property, or portion thereof, as may be necessary to reflect the different character, if any, of the Supplementary Property, or portion thereof.

WHEREAS, the Developer has determined that the terms and conditions of this Supplemental Declaration are consistent with the scheme of the Declaration.

NOW, THEREFORE, the Developer hereby declares that a portion of the Supplemental Property, as described below, shall be subject to the terms and conditions of the Declaration, as modified by the terms and conditions of this Supplemental Declaration as set forth below:

1. The portion of the Supplemental Property that is hereby subjected to the Declaration under this Supplemental Declaration is described as Lots 109-198 being a part of the plat for Highland Estates II, recorded on July 2, 2026 as Document No. 2003322 ("Final Plat Phase II") and as shown on Exhibit A.

2. Except as set forth in Section 2.1, upon recording of this Supplemental Declaration, the above-mentioned Lots shall constitute a part of the Subjected Property; shall be subject to all of the terms of the Declaration; and the number of Members and votes in the Association shall, other than Lots 113-117 as newly added Excluded Lots, be increased accordingly by the eighty-five (85) additional Lots that are now a part of the Subjected Property.

3. The Single-Family PUD Ordinance has been amended since the date of recording of the Declaration. The current Single-Family Ordinance that is applicable to the Single-Family Lots, that are part of the Subjected Property, is Ordinance #~~26-25~~. All references in the Declaration to the Single-Family PUD Ordinance shall mean Ordinance # 26-25, or any subsequently approved Single-Family Ordinance, and the relevant sections of Exhibit E of the Declaration are hereby amended to conform to the requirements under Ordinance # ~~26-25~~, or any subsequently approved Single-Family Ordinance.

4. Section 2.1 of the Declaration is amended by deleting the last sentence and replacing it with the following:

Notwithstanding the foregoing, Lots 85 through 101 shown on the Final Plat and Lots 113-117 shown on the Final Plat Phase II (collectively the "Excluded Lots"), both plats as described in Exhibit B, shall be subject to the Declaration of Restrictions, Covenants and Easements for the Devonshire Subdivision, as modified by the Supplemental Declaration of Restrictions, Covenants and Easements for the Devonshire Subdivision recorded on July 31, 2025 as Document No. 1985023 and any amendments or additional Supplemental Declaration of Restrictions, Covenants and Easements for the Devonshire Subdivision recorded against the Excluded Lots. The Owners of the Excluded Lots shall not be Members of the Association or subject to any of the provisions in Article 6 of this Declaration.

5. Section 2.4 of the Declaration is amended by adding the following new paragraph:

Restriction Against Sale of Outlots 9 & 10. Notwithstanding anything to the contrary, neither the Association nor any other party shall sell any Outlot 9 & 10, or any portion thereof, as depicted on the Final Plat Phase II to any Owner of a Single-Family Unit, Duplex Unit, or Condominium Unit or any other third party under any circumstance whatsoever. The Village shall also have the right to record a separate Declaration of Restriction on Sale as to any such Outlots 9 & 10, that provides that neither the Association nor any other party shall sell any Outlot 9 & 10 or any portion thereof, as depicted on the Final Plat Phase II. Similar restrictions may be placed on future outlots that are developed and designated as Dedicated Stormwater Drainage, Retention Basin, Access and Maintenance Easement areas within the Property.

6. New section 3.16 is hereby added to the Declaration:

Sidewalk & Street Trees. In the event not installed by the Developer or a homebuilder, Owners of Lots shall be responsible for the cost of installation of the sidewalk (per the Village approved plans) along the length of the Lot line(s) in the parkway area that abuts the roadway(s). The Owners of Lots located on street corners shall be responsible for installing the sidewalks on all roadway frontages. All sidewalks shall be installed within 180 days of occupancy or by October 31, 2028, whichever comes first. In the event the

Village requires the Developer to complete the sidewalk installation, the subject Owner shall pay Developer the actual cost of such installation within ten (10) days of written notice from Developer as to the cost and prior to the installation. At such time that the Developer is no longer responsible, under applicable development agreements with the Village, for any warranties related to the sidewalks, owners of Lots (or the Association with respect to those sidewalks adjacent to Common Areas) shall be responsible for the repair, replacement, maintenance, and snow and ice removal of the sidewalk area along the length of the front Lot line in the parkway area that abuts the roadway. Owners of Lots shall also be responsible for the maintenance of the street trees and other landscaping, initially installed by the Developer, along the length of the Lot line(s) in the parkway area that abuts the roadway(s). The Owners of Lots located on street corners shall be responsible for such landscaping maintenance on all roadway frontages.

7. Exhibit B of the Declaration is deleted and replaced with new Exhibit B which is attached and made a part of this Supplemental Declaration.

8. Exhibit C of the Declaration is deleted and replaced with new Exhibit C which is attached and made a part of this Supplemental Declaration.

9. This Supplemental Declaration shall be governed by the laws of the State of Wisconsin and subject to the ordinances of the Village of Pleasant Prairie.

10. Except as otherwise amended herein, all other provisions of the original Declaration as herein referenced shall remain in full force and effect.

IN WITNESS WHEREOF, this Supplemental Declaration is executed this 23rd day of June, 2026.

Arbor Estates Group, LLC

By: [Signature]

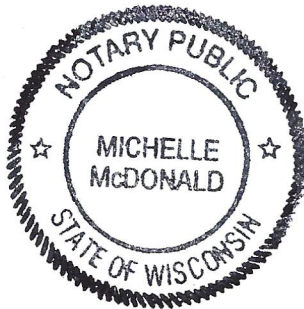
Name: Sanjay Kuttemperoor

Title: Manager of ~~Managing Member~~
MANAGER

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF Waukesha)

Personally came before me this 23rd day of June, 2026, the above named Sanjay Kuttemperoor to me known to be Manager of the ~~Managing Member~~ Manager of Arbor Estates Group, LLC who executed the forgoing instrument as such board members and acknowledged the same.



Michelle McDonald
Michelle McDonald
Notary Public, State of Wisconsin
My commission is ~~permanent~~.
Expires October 9, 2029.

EXHIBIT A

Legal Description of Property

Highland Estates

A re-division of Lot 2 of Certified Survey Map No. 2740 (CSM 2740) recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on December 19, 2013 as Document No. 1717999, located in a part of the Northeast 1/4, Southeast 1/4, Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 23, Township 1 North, Range 22 East also that part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin, now being more particularly bounded and described as follows: Beginning at the Northwest corner of the said Northwest 1/4 Section; thence N89°34'18"E, 1162.66 feet along the North line of the said Northwest 1/4 Section to the West line of said of CSM 2740; thence S02°35'41"E, 205.99 feet along said West line to the North line of said Lot 2 CSM 2740; thence N88°34'42"E, 125.03 feet along said North line to the West right-of-way of 51st Avenue - Cooper Road; thence N87°24'19"E, 80.00 feet along said North line to the East right-of-way of 51st Avenue - Cooper Road; thence N02°35'41"W, 110.54 feet along said North line and said East right-of-way to a point on a curve of Southeasterly convexity whose radius is 100.00 feet and whose chord bears N46°46'30"E, 59.15 feet, thence Northeasterly 60.05 feet along the arc of said curve, said North line and said East right-of-way to the South right-of-way of 93rd Street; thence N89°34'18"E, 474.80 feet along said North line and said South right-of-way to the East line of said Lot 2 CSM 2740; thence S02°35'41"E, 99.96 feet along said East line; thence N89°34'29"E, 71.81 feet along said East line; thence S00°15'07"E, 90.38 feet along said East line; thence S88°31'23"W, 148.33 feet along said East line to a point on a curve of Southeasterly convexity whose radius is 75.00 feet and whose chord bears S22°30'52"W, 61.00 feet; thence Southerly 62.82 feet along the arc of said curve and said East line to a point of reverse curvature whose radius is 50.00 feet and whose chord bears S27°23'00"West, 32.77 feet; thence Southwesterly 33.38 feet along the arc of said curve and said East line; thence S86°18'23"E, 142.91 feet along said East line; thence S00°53'44"E, 88.16 feet along said East line; thence S20°45'15"E, 53.33 feet along said East line; thence S40°44'50"E, 126.46 feet along said East line; thence S56°42'12"E, 94.76 feet along said East line; thence S10°00'33"E, 104.56 feet along said East line; thence S54°42'03"W, 153.36 feet to a point on the Easterly Right-of-Way line of 49th Court; thence S60°36'36"W, 66.00 feet to a point on the Westerly Right-of-Way line of said 49th Court; thence S29°23'24"E, 17.14 feet along the said Westerly Right-of-Way line to a point of curvature of a curve of Southwesterly convexity whose radius is 333.00 feet whose chord bears S30°18'44"E, 10.70 feet; thence Southeasterly 10.71 feet along the arc of said curve and said Westerly Right-of-Way line; thence S60°47'26"W, 170.00 feet along said East line; thence S73°21'53"E, 70.97 feet along said East line; thence S57°15'46"E, 125.21 feet along said East line to a point on the Northwesterly Right-of-Way line of 96th Street; thence S58°04'22"E, 66.00 feet to a point on the Southeasterly Right-of-Way line of said 96th Street to a point on a curve of Northwesterly convexity whose radius is 1033.00 feet and whose chord bears N31°05'43"E, 29.99 feet; thence Northeasterly 29.99 feet along the said Southeasterly Right-of-Way line and the arc of said curve; thence N30°15'49"E, 46.98 feet along said Southeasterly Right-of-Way line to a point of curvature of a curve of Northerly convexity whose radius is 15.00 feet and whose chord bears N78°05'37"E, 22.23 feet; thence Northeasterly 25.04

feet along the arc of said curve said and Southeasterly Right-of-Way line to the Westerly Right-of-Way line of 49th Court; thence S54°04'35"E, 51.72 feet along said Westerly Right-of-Way line and along said East line of said Lot 2; thence S34°43'16"W, 153.05 feet along said East line; thence S43°12'48"E, 67.28 feet along said East line; thence N58°56'48"E, 152.21 feet along said East line to a point on the said Westerly Right-of-Way line of said 49th Court and a point of a curve of Easterly convexity whose radius is 267.00 feet and whose chord bears S24°01'49"E, 44.17 feet; thence Southeasterly 44.22 feet along the arc of said curve, said East line and said Westerly Right-of-Way line; thence S62°27'04"W, 103.16 feet along said East line; thence S39°19'26"W, 88.70 feet along said East line; thence S19°23'22"W, 96.17 feet along said East line; thence S13°49'26"W, 89.25 feet along said East line; thence S66°32'49"W, 90.14 feet along said East line; thence S41°39'44"W, 82.43 feet along said East line; thence S15°49'12"W, 79.76 feet along said East line; thence S04°40'12"E, 91.41 feet along said East line; thence S18°39'28"E, 81.24 feet along said East line; thence S52°53'24"E, 81.88 feet along said East line; thence S74°29'49"E, 21.20 feet along said East line; thence S08°27'47"W, 100.34 feet along said East line; thence S21°00'06"W, 109.97 feet along said East line; thence S17°16'29"W, 90.26 feet along said East line to the South line of said Lot 2 CSM 2740; thence S82°49'51"W, 135.45 feet along said South line to a point on the East Right-of-Way line of 51st Court; thence S85°16'21"W, 66.00 feet along said South line to a point on the West Right-of-Way line of said 51st Court; thence S04°43'39"E, 3.80 feet along the said West Right-of-Way line and said South line; thence S85°16'21"W, 143.65 feet along said South line; thence N02°03'52"W, 103.83 feet along said South line thence N73°15'56"W, 127.54 feet along said South line; thence S49°04'16"W, 76.11 feet along said South line; thence S02°03'52"E, 206.36 feet along said South line to a point on the North Right-of-Way line of 97th Street and a point on a curve of Southerly convexity whose radius is 4967.00 feet and whose chord bears S89°14'53"W, 130.55 feet; thence Southwesterly 130.55 feet along the arc of said curve, said South line and said North Right-of-Way line; thence N89°59'56"W, 6.27 feet along said South line and said North Right-of-Way line to a point on the West line of said Lot 2; thence S89°36'51"W, 108.06 feet along said North Right-of-Way to a point on a curve of Southwesterly convexity whose radius is 20.00 feet and whose chord bears N45°17'24"W, 28.33 feet; thence Northerly 31.48 feet along the arc of said curve, to the East Right-of-Way line of 51st Avenue - Cooper Road; thence N00°11'40"E, 10.47 feet along said East Right-of-Way line; thence S89°48'20"W, 80.00 feet to the West Right-of-Way line of 51st Avenue - Cooper Road; thence S00°11'40"E, 11.87 feet along said West Right-of-Way line to a point on a curve of Southeasterly convexity whose radius is 20.00 feet and whose chord bears S42°59'10"W, 27.37 feet; thence Southerly 30.15 feet along the arc of said curve and along said West Right-of-Way line to a point on a curve of Northeasterly convexity whose radius is 533.00 feet and whose chord bears S85°17'46"W, 16.20 feet; thence Southwesterly 16.20 feet along the arc of said curve and along said West Right-of-Way line; thence S05°34'30"E, 66.00 feet along said West Right-of-Way line to a point on a curve of Northerly convexity whose radius is 467.00 feet and whose chord bears N84°51'50"E, 7.15 feet; thence Easterly 7.15 feet along the arc of said curve and along said West Right-of-Way line to a point on a curve of Northeasterly convexity whose radius is 20.00 feet and whose chord bears S47°26'46"E, 29.37 feet; thence Easterly 32.99 feet along the arc of said curve and along said West Right-of-Way line; thence S00°11'40"E, 264.21 feet along said West Right-of-Way line to the South line of the Northwest 1/4 of said Section 23; thence S89°48'20"W, 940.00 feet along the South line of the Northwest 1/4 of said Section 23 to the Southwest corner of the Northwest 1/4 of said Section 23; thence S89°48'39"W, 667.62 feet along the South line of the Northeast 1/4 of said Section 22 to the East line of the West 1/2 of the East 1/2 of said Southeast 1/4; thence S03°07'37"E, 2626.47 feet along the East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 22 to the North line of 104th Street – State Trunk Highway "165"; thence S89°39'54"W, 1568.16 feet along the North line of S.T.H. "165", being parallel with the

South line of the Southeast 1/4 of said Section 22, to the East line of 63rd Avenue; thence N03°49'07"W, 1684.11 feet along the East line of 63rd Avenue and its Northerly extension; thence N89°39'54"E, 3.00 feet, parallel with the South line of the Southeast 1/4 of said Section 22; thence N03°49'07"W, 15.29 feet, parallel with the East line of 63rd Avenue to the South line of Certified Survey Map No. 2182, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on April 13, 2000 as Document No. 1178723; thence N89°45'44"E, 509.00 feet along the South line of said C.S.M. No. 2182 to its Southeast corner; thence N03°06'27"W, 931.79 feet along the East line of said C.S.M. No. 2182 to the North line of the Southeast 1/4 of said Section 22; thence N02°24'42"W, 190.15 feet; thence N89°48'39"E, 408.94 feet parallel with the North line of the Southeast 1/4 of said Section 22 to the West line of the East 1/2 of said Northeast 1/4; thence N02°25'00"W, 2467.43 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 22 to the North line of said Northeast 1/4; thence S89°59'42"E, 1327.22 feet along the North line of the Northeast 1/4 of said Section 22 to the Northwest corner of the said Northwest 1/4 of Section 23 and the point of beginning. Subject to the rights of the public in and to the North 50.00 feet therefrom for roadway purposes. Containing 272.764 acres including roadway.

Now known as Lots: Lots 1 through 108 as shown on the Final Plat of Highland Estates recorded on July 24, 2025 as Document No.1984697.

Lot 1	Parcel #92-4-122-232-0401
Lot 2	Parcel #92-4-122-232-0402
Lot 3	Parcel #92-4-122-232-0403
Lot 4	Parcel #92-4-122-232-0404
Lot 5	Parcel #92-4-122-232-0405
Lot 6	Parcel #92-4-122-232-0406
Lot 7	Parcel #92-4-122-232-0407
Lot 8	Parcel #92-4-122-232-0408
Lot 9	Parcel #92-4-122-232-0409
Lot 10	Parcel #92-4-122-232-0410
Lot 11	Parcel #92-4-122-232-0411
Lot 12	Parcel #92-4-122-232-0412
Lot 13	Parcel #92-4-122-232-0413
Lot 14	Parcel #92-4-122-232-0414
Lot 15	Parcel #92-4-122-232-0415
Lot 16	Parcel #92-4-122-232-0416
Lot 17	Parcel #92-4-122-232-0417
Lot 18	Parcel #92-4-122-232-0418
Lot 19	Parcel #92-4-122-232-0419
Lot 20	Parcel #92-4-122-232-0420

Lot 21	Parcel #92-4-122-232-0421
Lot 22	Parcel #92-4-122-232-0422
Lot 23	Parcel #92-4-122-232-0423
Lot 24	Parcel #92-4-122-232-0424
Lot 25	Parcel #92-4-122-232-0425
Lot 26	Parcel #92-4-122-232-0426
Lot 27	Parcel #92-4-122-232-0427
Lot 28	Parcel #92-4-122-232-0428
Lot 29	Parcel #92-4-122-232-0429
Lot 30	Parcel #92-4-122-232-0430
Lot 31	Parcel #92-4-122-232-0431
Lot 32	Parcel #92-4-122-232-0432
Lot 33	Parcel #92-4-122-232-0433
Lot 34	Parcel #92-4-122-232-0434
Lot 35	Parcel #92-4-122-232-0435
Lot 36	Parcel #92-4-122-232-0436
Lot 37	Parcel #92-4-122-232-0437
Lot 38	Parcel #92-4-122-232-0438
Lot 39	Parcel #92-4-122-232-0439
Lot 40	Parcel #92-4-122-232-0440
Lot 41	Parcel #92-4-122-232-0441
Lot 42	Parcel #92-4-122-232-0442
Lot 43	Parcel #92-4-122-232-0443
Lot 44	Parcel #92-4-122-232-0444
Lot 45	Parcel #92-4-122-232-0445
Lot 46	Parcel #92-4-122-232-0446
Lot 47	Parcel #92-4-122-232-0447
Lot 48	Parcel #92-4-122-232-0448
Lot 49	Parcel #92-4-122-232-0449
Lot 50	Parcel #92-4-122-232-0450
Lot 51	Parcel #92-4-122-232-0451
Lot 52	Parcel #92-4-122-232-0452

Lot 53	Parcel #92-4-122-232-0453
Lot 54	Parcel #92-4-122-232-0454
Lot 55	Parcel #92-4-122-232-0455
Lot 56	Parcel #92-4-122-232-0456
Lot 57	Parcel #92-4-122-232-0457
Lot 58	Parcel #92-4-122-232-0458
Lot 59	Parcel #92-4-122-232-0459
Lot 60	Parcel #92-4-122-232-0460
Lot 61	Parcel #92-4-122-232-0461
Lot 62	Parcel #92-4-122-232-0462
Lot 63	Parcel #92-4-122-232-0463
Lot 64	Parcel #92-4-122-232-0464
Lot 65	Parcel #92-4-122-232-0465
Lot 66	Parcel #92-4-122-232-0466
Lot 67	Parcel #92-4-122-232-0467
Lot 68	Parcel #92-4-122-232-0468
Lot 69	Parcel #92-4-122-232-0469
Lot 70	Parcel #92-4-122-232-0470
Lot 71	Parcel #92-4-122-232-0471
Lot 72	Parcel #92-4-122-232-0472
Lot 73	Parcel #92-4-122-232-0473
Lot 74	Parcel #92-4-122-232-0474
Lot 75	Parcel #92-4-122-232-0475
Lot 76	Parcel #92-4-122-232-0476
Lot 77	Parcel #92-4-122-232-0477
Lot 78	Parcel #92-4-122-232-0478
Lot 79	Parcel #92-4-122-232-0479
Lot 80	Parcel #92-4-122-232-0480
Lot 81	Parcel #92-4-122-232-0481
Lot 82	Parcel #92-4-122-232-0482
Lot 83	Parcel #92-4-122-232-0483
Lot 84	Parcel #92-4-122-232-0484

Lot 85	Parcel #92-4-122-232-0485
Lot 86	Parcel #92-4-122-232-0486
Lot 87	Parcel #92-4-122-232-0487
Lot 88	Parcel #92-4-122-232-0488
Lot 89	Parcel #92-4-122-232-0489
Lot 90	Parcel #92-4-122-232-0490
Lot 91	Parcel #92-4-122-232-0491
Lot 92	Parcel #92-4-122-232-0492
Lot 93	Parcel #92-4-122-232-0493
Lot 94	Parcel #92-4-122-232-0494
Lot 95	Parcel #92-4-122-232-0495
Lot 96	Parcel #92-4-122-232-0496
Lot 97	Parcel #92-4-122-232-0497
Lot 98	Parcel #92-4-122-232-0498
Lot 99	Parcel #92-4-122-232-0499
Lot 100	Parcel #92-4-122-232-0500
Lot 101	Parcel #92-4-122-232-0501
Lot 102	Parcel #92-4-122-232-0502
Lot 103	Parcel #92-4-122-232-0503
Lot 104	Parcel #92-4-122-232-0504
Lot 105	Parcel #92-4-122-232-0505
Lot 106	Parcel #92-4-122-232-0506
Lot 107	Parcel #92-4-122-232-0507
Lot 108	Parcel #92-4-122-232-0508

"Highland Estates II", being a re-division of part of Outlot 5 of Highland Estates, a subdivision, recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on July 24, 2025 as Document No. 1984697, located in a part of the Southeast 1/4, and Southwest 1/4 of the Northwest 1/4 of Section 23, Township 1 North, Range 22 East also that part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin, now being more particularly bounded and described as follows: Commencing at the Southwest corner of the said Northwest 1/4 Section 23; thence N02°35'38"W, 305.80 feet along the West line of the said Northwest 1/4 Section to the North line of Outlot 6 of said Highland Estates and the point of beginning of this description; thence N85°37'16"W, 40.30 feet along said North line; thence

N02°35'38"W, 491.85 feet; thence S87°24'22"W, 219.15 feet; thence N02°47'25"W, 36.09 feet; thence S87°18'13"W, 115.00 feet; thence N02°47'25"W, 266.73 feet; thence N87°24'22"E, 47.29 feet; N02°47'25"W, 181.01 feet; thence N87°24'22"E, 82.63 feet; thence N02°36'23"W, 13.50 feet; thence N87°23'37"E, 66.00 feet; thence S02°36'23"E, 13.52 feet; thence N87°24'22"E, 83.57 feet to a point of a curve of Southerly convexity whose radius is 467.00 feet and whose chord bears N83°56'34"E, 56.42 feet; thence Easterly 56.46 feet along the arc of said curve; thence S02°35'38"E, 66.42 feet to the South Right-of-Way line of Highland Place and a point of a curve of Southerly convexity whose radius is 533.00 feet and whose chord bears N75°28'21"E, 108.99 feet; thence Easterly 109.18 feet along the arc of said curve and said South Right-of-Way line; thence N69°36'16"E, 31.81 feet along said South Right-of-Way line to a point of a curve of Northerly convexity whose radius is 467.00 feet and whose chord bears N78°30'19"E, 144.51 feet; thence Easterly 145.10 feet along the arc of said curve and said South Right-of-Way line; thence N87°24'22"E, 66.97 feet along said South Right-of-Way line to the West line of Outlot 7 of said Highland Estates; thence S02°35'38"E, 511.16 feet along said West line to the South line of said Outlot 7; thence N89°48'21"E, 261.82 feet along said South line; thence N89°31'16"E, 45.97 feet along said South line to the East line of said Outlot 7; thence N34°29'01"E, 52.94 feet along said East line; thence N34°13'55"E, 78.00 feet along said East line; thence N22°27'28"E, 108.79 feet along said East line; thence N22°31'57"E, 156.87 feet along said East line projected Northerly to the South line of Lot 2 of said Highland Estates; thence N87°24'19"E, 231.27 feet along said South line projected East to the East Right-of-Way line of 53rd Avenue; thence N02°35'42"W, 116.01 feet along said East Right-of-Way line to the South Right-of-Way line of said Highland Place; thence N87°24'19"E, 249.10 feet along said South Right-of-Way line to the West Right-of-Way line of Cooper Road; thence S02°35'41"E, 143.54 feet along said West Right-of-Way line to a point on a curve of Easterly convexity whose radius is 459.00 feet and whose chord bears S01°57'52"E, 10.10 feet; thence Southerly 10.10 feet along the arc of said curve and said West Right-of-Way line; thence N87°24'19"E, 82.02 feet to the South line of Lot 108 of said Highland Estates; thence S83°01'10"E, 199.43 feet along said South line projected Easterly; thence N84°50'00"E, 119.08 feet along the South line of Lot 106 of said Highland Estates; thence S56°22'00"E, 155.66 feet along the South line of Outlot 8 of said Highland Estates to the East line of said Highland Estates; thence S04°40'12"E, 91.41 feet along said East line; thence S18°39'28"E, 81.24 feet along said East line; thence S52°53'24"E, 81.88 feet along said East line; thence S74°29'49"E, 21.20 feet along said East line; thence S08°27'47"W, 100.34 feet along said East line; thence S21°00'06"W, 109.97 feet along said East line; thence S17°16'29"W, 90.26 feet along said East line to the South Line of said Highland Estates; thence S82°49'51"W, 135.45 feet along said South line to a point on the East Right-of-Way line of 51st Court; thence S85°16'21"W, 66.00 feet along said South line to a point on the West Right-of-Way line of said 51st Court; thence S04°43'39"E, 3.80 feet along the said West Right-of-Way line and said South line; thence S85°16'21"W, 143.65 feet along said South line; thence N02°03'52"W, 103.83 feet along said South line thence N73°15'56"W, 127.54 feet along said South line; thence S49°04'16"W, 76.11 feet along said South line; thence S02°03'52"E, 206.36 feet along said South line to a point on the North Right-of-Way line of 97th Street and a point on a curve of Southerly convexity whose radius is 4967.00 feet and whose chord bears S89°14'53"W, 130.55 feet; thence Southwesterly 130.55 feet along the arc of said curve, said South line and said North Right-of-Way line; thence N89°59'56"W, 6.27 feet along said South line and said North Right-of-Way line; thence S89°36'51"W, 108.06 feet along said North Right-of-Way to a point on a curve of Southwesterly convexity whose radius is 20.00 feet and whose chord bears N45°17'24"W, 28.33 feet; thence Northerly 31.48 feet along the arc of said curve, to the East Right-of-Way line of 51st Avenue - Cooper Road; thence N00°11'40"E, 10.47 feet along said East Right-of-Way line; thence S89°48'20"W, 80.00 feet to the West Right-of-Way line of 51st Avenue - Cooper Road; thence S00°11'40"E, 11.87 feet along said West Right-of-Way line to a point on a

curve of Southeasterly convexity whose radius is 20.00 feet and whose chord bears S42°59'10"W, 27.37 feet; thence Southerly 30.15 feet along the arc of said curve and along said West Right-of-Way line to a point on a curve of Northeasterly convexity whose radius is 533.00 feet and whose chord bears S85°17'46"W, 16.20 feet; thence Southwesterly 16.20 feet along the arc of said curve and along said West Right-of-Way line; thence S05°34'30"E, 66.00 feet to the South Right-of-Way line of said 97th Street; thence S84°25'41"W, 49.26 feet along said South Right-of-Way line to a point on a curve of Southerly convexity whose radius is 533.00 feet and whose chord bears N89°46'40"W, 107.62 feet; thence Westerly 107.81 feet along the arc of said curve and said South Right-of-Way line; thence N83°59'00"W, 22.14 feet along said South Right-of-Way line to a point on a curve of Northerly convexity whose radius is 467.00 feet and whose chord bears N87°05'19"W, 50.60 feet; thence Westerly 50.62 feet along the arc of said curve and said South Right-of-Way line; thence S89°48'21"W, 374.96 feet along said South Right-of-Way line to a point on a curve of Southerly convexity whose radius is 1533.00 feet and whose chord bears N87°54'27"W, 122.32 feet; thence Westerly 122.36 feet along the arc of said curve and said South Right-of-Way line; thence N85°37'16"W, 198.36 feet along said South Right-of-Way line to the point of beginning.

The above legal description is now known as Lots 109 through Lot 198, inclusive, and Outlots 9 & 10, all being a part of Highland Estates II.

Containing 34.535 acres including roadway.

EXHIBIT B

The Subjected Property

I. DWELLING UNITS:

- A. Single-Family Lots: Lots 1 through 108 as shown on the Final Plat of Highland Estates recorded on July 24, 2025 as Document No.1984697.
- B. Single-Family Lots: 109-198 being a part of the plat for Highland Estates II, recorded on JULY 2, 2026 as Document No. 2003322 ("Final Plat Phase II")

II. COMMON AREA:

Outlots 1, 3, 4, 7 & 8 as shown on the Final Plat of Highland Estates recorded on July 24, 2025 as Document No.1984697.

Outlots 9 & 10 as shown on the Final Plat Phase II of Highland Estates recorded on JULY 2, 2026 as Document No. 2003322.

III. PUBLIC PARK: Outlot 6 as shown on the Final Plat of Highland Estates recorded on July 24, 2025 as Document No. 1984697.

EXHIBIT C

Phasing Plan

(The Phasing Plan is subject to change by the Developer,
at any time, in its sole and absolute discretion)

HIGHLAND ESTATES PHASING PLAN (PUD ZONING SUB-AREAS) ARBOR ESTATES GROUP, LLC

