

483127

LEGAL DESCRIPTION
GENOA VISTA
Lot 4

Lot 4 of Vernon County Certified Survey Map No. 573 recorded at the Office of the Vernon County Register of Deeds on December 29, 2005 in Volume 8 of C.S.M.s on Page(s) 164 & 165 as Document No. 427888. Said C.S.M. being located in part of the Southwest Quarter of the Southeast Quarter (SW ¼-SE ¼) of Section 16, Town of Bergen and in the Northwest Quarter of the Northeast Quarter (NW ¼-NE ¼) of Section 21, Town of Genoa, all in Town 13 North, Range 7 West, Vernon County, Wisconsin. Also being all of Lots 1,2,3 & 4 of C.S.M., Vol. 8, Pg. 127 and part of Lot 5 of C.S.M., Vol. 8, Pg. 125.

Subject to all easements shown on the above-referenced Vernon County Certified Survey Map.

Subject to all restrictions, reservations, conditions and easements of record. Also subject to all existing road and utility easements, whether of record or not.

The above described property is subject to the following

PROTECTIVE COVENANTS

1. No "single-wide" manufactured homes, mobile homes, buses, campers, fifth-wheelers, motor coaches, motor homes or similar recreational vehicles shall be placed upon the property herein conveyed. Mobile homes include any and all such trailers or structures having had wheels and/or axles attached at any time, whether placed on a foundation or not.
2. The Grantees shall not permit unregistered or abandoned vehicles, trash, or junk to remain on the property.
3. All structures erected on the property shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
4. The residential structure(s) erected on the property must have a minimum of 1,500 square feet of living space.
5. Should any improvements on the property be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.
6. There shall be no hunting or discharge of firearms on the property.
7. Lots less than 10 acres in size are restricted against commercial timbering, unless the same party owns adjoining lots totaling 10 acres or more. Any commercial harvesting of timber must be consistent with an approved Wisconsin Department of Natural Resources Forestry Plan.
8. The property is restricted against commercialization.
9. During the time in which Secluded Land Company, LLC is selling lots in this subdivision no advertising signs of any nature, including "For Sale" signs may be placed on the property except by Secluded Land Company, LLC.
10. The foregoing protective covenants may be superseded by previously recorded restrictive covenants, or by local and county zoning regulations.
11. The foregoing protective covenants may be amended, subject to all of the following: a) Such amendment shall be in writing; b) The amendment must be approved in writing by the owners of a two-thirds majority of the parcels in the subdivision ("the subdivision" is defined as all the lots contained in the following Vernon County Certified Survey Maps recorded at the Office of the Vernon County Register of Deeds:
C.S.M. No. 573 recorded on December 29, 2005 in Volume 8 of C.S.M.s on Page(s) 164 & 165 as Document No. 427888
C.S.M. No. 574 recorded on December 29, 2005 in Volume 8 of C.S.M.s on Page(s) 166 & 167 as Document No. 427889
C.S.M. No. 575 recorded on December 29, 2005 in Volume 8 of C.S.M.s on Page(s) 168 & 169 as Document No. 427890
C.S.M. No. 576 recorded on December 29, 2005 in Volume 8 of C.S.M.s on Page(s) 170 & 171 as Document No. 427891
C.S.M. No. 577 recorded on December 29, 2005 in Volume 8 of C.S.M.s on Page(s) 172 & 173 as Document No. 427892
C.S.M. No. 599 recorded on April 3, 2006 in Volume 8 of C.S.M.s on Page(s) 212 & 213 as Document No. 429591); and
c) The amendment shall be recorded.
12. The foregoing protective covenants shall run with the land and shall be binding on the Grantee(s), their heirs, successors and/or assigns.
13. The Grantees understand that they have standing to sue for enforcement of the foregoing protective covenants. Enforcement is primarily Grantees responsibility after half of the parcels offered for sale by Grantor in this project have been sold.
14. In the event any portion of the foregoing protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

(D)GV#4
2.95 Acres
PC-1H (F123)(E424)ak

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