

COVENANTS

DOC# 310927

Along with a vehicular, pedestrian and equestrian ingress, egress easement for the benefit of all owners of any lots included in the above-referenced C.S.M.s over and across all that part of Lot 14 of above-referenced Certified Survey Map No. 1124 lying in the Southeast Quarter of the Southeast Quarter (SE ¼-SE ¼) of Section 24 and in the Northeast Quarter of the Northeast Quarter (NE ¼-NE ¼) of Section 25, T8N, R5W.

Grantor, its successors and assigns reserve the right, but have no obligation to improve, maintain and repair said easement areas consistent with their intended purposes.

The above referenced property is subject to the following:

PROTECTIVE COVENANTS

1. No "single-wide" manufactured homes, mobile homes or buses shall be placed upon the property herein conveyed. Single-wide manufactured homes and 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. Campers, fifth-wheelers, motor coaches, motor homes and similar recreational vehicles are not permitted on the property unless attended within a 48-hour period.
3. Unregistered or abandoned vehicles, trash, or junk may not remain on the property.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the property.
5. 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.
6. Rain Gardens in accordance with the Department of Natural Resources approved Kickapoo River Stormwater Management and Erosion Control Plan must be constructed when structures, parking spaces or driveways are built on this Lot.
7. The residential structure(s) erected on the property must have a minimum of 1,000 square feet of living space.
8. 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.
9. 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.
10. The property is restricted against commercialization.
11. 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.
12. Discharge of firearms and any hunting or trapping whatsoever is prohibited within the Property described in the following paragraph 14.
13. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
14. Any of these 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 now existing or hereafter created with the boundaries of that certain legal description contained in that Personal Representative's Deed dated March 8, 2005 and recorded July 19, 2005 as Document No. 291928; and c) The amendment shall be recorded.
15. These protective covenants shall run with the land.
16. Each lot owner has standing to sue for enforcement of any of these protective covenants.
17. In the event any portion of any of these protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

KL#1
5.16 Acres
PC-2HKL (11324)