

472622

**LEGAL DESCRIPTION
HILL'S CREEK
(Lot 2)**

Lot 2 of Vernon County Certified Survey Map No. 292 as recorded in the Office of the Vernon County Register of Deeds on November 14, 2001 in Volume 6 of Certified Survey Maps, Pages 98-100 as Document No. 391849. Located in NW¼-NW¼ & SW¼-NW¼, Section 24, T14N, R1E, Town of Hillsboro, Vernon County, Wisconsin.

Along with a 33' wide ingress and egress easement over Lot 1 of the above-referenced Vernon County Certified Survey Map No. 292 as shown on said C.S.M.

Said easement to be used for uninterrupted and ungated vehicular and pedestrian traffic and utility purposes.

PROTECTIVE COVENANTS

1. The Grantees agree that no "single-wide" mobile homes or buses shall be placed upon the premises herein conveyed. Single-wide mobile homes include any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, whether placed on a foundation or not.
2. Campers are not permitted unless attended within a 48-hour period.
3. The Grantees shall not permit unregistered or abandoned vehicles, trash, or junk to remain on said premises.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the premises.
5. All structures erected 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. The main residential structure(s) must have a minimum of 1,000 square feet of living space.
7. Should any improvements on the premises 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.
8. The land is restricted against commercial timbering and commercialization.
9. The Grantees, their heirs, successors and/or assigns are prohibited from placing advertising signs of any nature, including "For Sale" signs upon the premises.
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 The foregoing protective covenants may be superseded by previously recorded restrictive covenants, or by local and county zoning regulations.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 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; 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)HC#2 (12/6/01)
7.0+/- acres
PC-2C