

## Parcel A:

Parcel 9 of Volume 4 of Certified Survey Maps, Page 101, Map No. 42, as recorded in the office of the Register of Deeds for Vernon County, Wisconsin on September 30, 1997 as Document No. 363093, being a part of the NW ¼ of the NW ¼ and the NE ¼ of the NW ¼ of Section 7, Township 11 North, Range 3 West, Town of Kickapoo, Vernon County, Wisconsin.

Said Certified Survey Map was corrected in Volume 4 of Certified Survey Maps, Page 113, Map No. 46, as recorded in the office of the Register of Deeds for Vernon County, Wisconsin on November 20, 1997 as Document No. 364093, being a part of the NW ¼ of the NW ¼ and the NE ¼ of the NW ¼ of Section 7, Township 11 North, Range 3 West, Town of Kickapoo, Vernon County, Wisconsin.

TOGETHER WITH and SUBJECT TO a 4 rod easement as depicted on aforementioned Certified Survey Maps.

## Parcel B:

Lots 10 and 11 of Volume 4 of Certified Survey Maps, Page 139, Map No. 57, as recorded in the office of the Register of Deeds for Vernon County, Wisconsin on December 15, 1997 as Document No. 364530, being a part of the SE ¼ of the SW ¼ of Section 6 and in part of the NE ¼ of the NW ¼ of Section 7, Township 11 North, Range 3 West, Town of Kickapoo, Vernon County, Wisconsin.

TOGETHER WITH and SUBJECT TO a 4 rod easement as depicted on aforementioned Certified Survey Map.

**Protective Covenants**

1. The Grantees, for themselves, their heirs and assigns, agree that no mobile homes or unattended campers or buses shall be placed upon the premises herein conveyed. Campers are not permitted unless attended within a 48 hour period. "Mobile Homes" includes 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, including all trailers and structures commonly known as "mobile homes", whether placed on a foundation or not.
2. The Grantees, for themselves, their heirs, and assigns, shall not permit unregistered or abandoned vehicles, trash or junk to remain on said premises.
3. All structures shall have exterior finish, clapboard siding, shingles, masonry, or equal quality finish. There is to be no tar paper, tar shingles, or tar paper siding allowed.
4. All structures erected shall be promptly and expeditiously completed on their exterior including paint or stain on any exterior surface above the foundation within 6 months after construction is commenced.
5. Any primary residential structure must have a minimum of 500 square feet of living space.
6. 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.
7. The land is restricted against commercial timbering and commercialization.
8. No advertising signs of any nature, including "For Sale" signs, shall be placed upon the premises.
9. The foregoing protective covenants may be superceded by previously recorded restrictive covenants or by local and county zoning regulations.
10. The foregoing protective covenants shall run with the land and shall be binding on the grantee(s), their heirs, successors and assigns. Each lot owner in the Carter Valley Development (the boundaries of which are defined by that certain legal description contained in a Warranty Deed from Craig Frank to American Investment company recorded on May 14, 1997 in the Office of the Vernon County Register of Deeds in Volume 43 of Records at Page 319 as Document No. 360748) is authorized to bring an action to enjoin any violation of these protective covenants.