

LEGAL DESCRIPTION

Parcel No. 7 of Certified Survey Map as recorded in the Office of the Register of Deeds of Vernon County on August 26, 1992, in Volume 2 of Certified Survey Maps, pages 245-247 as Document No. 333436 in Town of Franklin, Vernon County, Wisconsin.

Along with and subject to a non-exclusive right-of-way easement being two (2) rods either side of the center line and terminating in a cul-du-sac having a radius of 50 feet, as described in the aforementioned certified survey. Said right-of-way also to be used for utility easements and for uninterrupted and ungated vehicular and pedestrian traffic.

The above described property is further subject to the following:

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 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 The foregoing protective covenants may be superceded by previously recorded restrictive covenants or by local and county zoning regulations.